GOODMAN WARREN BECK

46 Andrews Close
Chippenham





















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46 Andrews Close, Chippenham, SN14 0TX

A modern well presented and extended three bedroom detached house ideally situated in a quiet cul-de-sac on the western side of town and offering easy access to a wide range of amenities with the added benefit of a south facing rear garden.
The ground floor accommodation offers a welcoming reception hall, a good size dual aspect sitting room with French doors to the garden and a kitchen/dining room with a range of fitted units and ample space for a dining table and chairs. The first floor then offers two double bedrooms, a third single bedroom and a well appointed bathroom with bath and separate shower cubicle. Other benefits include double glazing and gas central heating.
To the front is a block paved driveway providing ample off road parking leading to the garage which has power and light. To the rear is an enclosed south facing garden with patio area, lawn and decked seating area.

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£350,000

Situation
The property is located within a cul-de-sac on the western side of town within walking distance of local schools, shops and superstores. The town centre is easily accessible with its numerous amenities and mainline rail station. M4 J.17 is c.4 miles north providing swift access to the larger centres of Swindon, Bristol and Bath.

Accommodation Comprising:
Double glazed entrance door to:

Reception Hall
Double glazed window to side. Radiator. Stairs to first floor with recess under. Wood laminate flooring. Cupboard housing meters. Doors to:

Sitting Room
Double glazed window to front. Double glazed French doors opening to garden. Radiator. Doorway to:

Kitchen/Dining Room
Double glazed window to rear. Double glazed door to garden. Radiator. Range of Shaker style drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks. and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for cooker with stainless steel extractor. Space and plumbing for washing machine. Space for undercounter fridge and also fridge/freezer. Built-in cupboard. Tiled floor to kitchen area. Wood laminate flooring to dining area.

First Floor Landing
Access to part boarded roof space with power, light and gas fired combination boiler. Doors to:

Bedroom One
Double glazed window to rear. Radiator. Storage recess with drawers.

Bedroom Two
Double glazed window to font. Radiator.

Bedroom Three
Double glazed window to front. Radiator. Overstairs storage.

Bathroom
Obscure double glazed window to rear. Radiator. Panelled bath with chrome mixer tap, shower attachment and tiling to principal areas. Separate fully tiled shower cubicle. Countertop style vanity wash basin. Close coupled WC. Tiled floor. Spotlights.

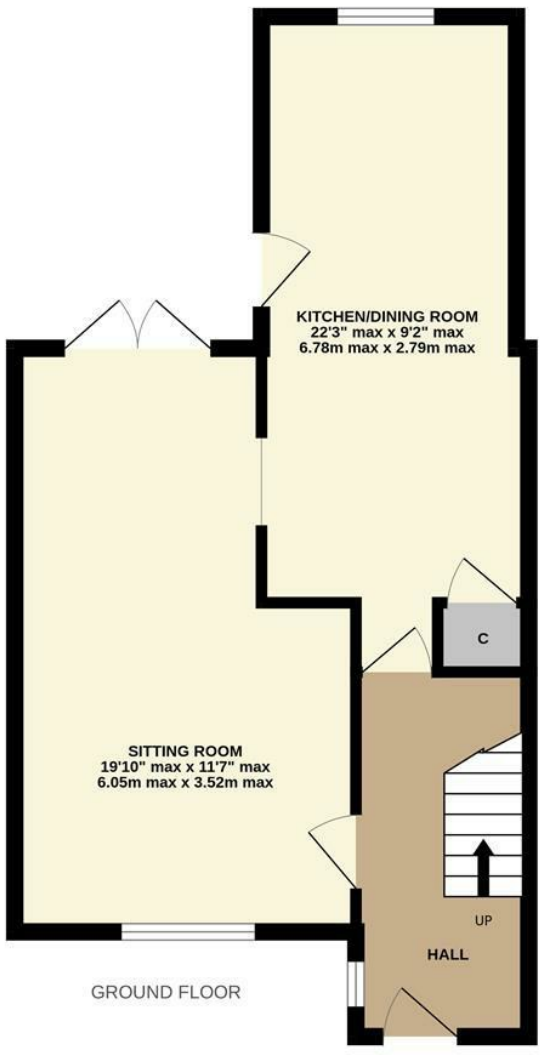
Outside

Front Garden
Block paved driveway providing ample off road parking.

Rear Garden
Enclosed by fencing. Side passageway with gated access to the front and personal door to garage. Patio area with lawn beyond plus a further entertaining area to the rear of the lawn, sleepers and decked seating area. Shrub borders. Outside light. Outside tap.

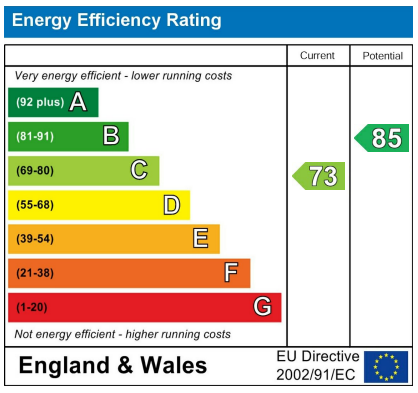
Garage
Up and over door. Power and light.

Directions
From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. At the next mini roundabout turn right into Sheldon Road and take the second right into Stonelea Close. Take the first turning on the left into Andrews Close, follow the road and the property can be found on the left had side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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