



35 Greenway Lane, Chippenham, SN15 1AE

Guide Price **£325,000**

DANIEL JONES
— PROPERTIES —



Bedrooms: 3
Bathrooms: 1
Receptions: 2

This well-cared-for 1930s semi-detached home offers low-maintenance living in a great location. Benefitting from a recently installed new roof, the current owners have made several improvements to this attractive home which has a warm and welcoming atmosphere, enhanced by large windows that allow natural light to flow.

To the front of the house, the sitting room provides a peaceful retreat, with tall ceilings and an attractive feature fireplace that adds character and charm. To the rear, the property opens into a spacious open-plan kitchen/dining room, finished with wooden flooring and fitted with several appliances. A great social space, there is ample room for a large dining table and is suited to entertaining or relaxed family meals. Flowing naturally from this area is a well-appointed conservatory, comfortable and versatile, it is ideal for use as a playroom, home office or additional sitting area, enjoying the peace of the garden.

On the first floor, the accommodation comprises of three well-proportioned bedrooms, two of which are doubles with feature fireplaces and plenty of natural light that often shines in through the large windows. The third bedroom has been thoughtfully enhanced with quality bespoke wooden storage, cleverly designed to maximise usable space while maintaining a stylish and practical finish.

The generous tiled bathroom is fitted with a contemporary four-piece suite, including a full-length bath and a large tiled shower enclosure complete with a rain shower head. A wash hand basin with storage beneath provides practical convenience, further to a heated towel rail and WC.



Outside, the neatly arranged and family-friendly rear garden features a lawn and patio area to enjoy. The garden often basks in uninterrupted direct southerly and westerly sunshine, making it a wonderful spot for outdoor dining and relaxation throughout the day. An outside tap serves this fully enclosed garden, which also comes with a secure shed for the gardening essentials. To the front, a private driveway provides convenient off-street parking for two cars, completing this appealing and well-balanced home.

The house is conveniently positioned within an easy level walking-distance of the wide range of shops, restaurants, pubs, sports clubs (Inc. the Olympiad Leisure Centre) and open green spaces (John Coles Park and Monkton Park) found in the town centre. For families, well regarded primary and secondary schooling, including St Paul's Primary School, Ivy Lane School, Hardenhuish School and Sheldon School, are all within approximately one mile. Excellent transport links are available via Chippenham Railway Station, providing a direct mainline service to London in less than an hour, and connecting with a huge range of other destinations in the West Country, together with convenient road access to the M4 corridor which can be found a short drive away. Places of historical significance, such as Castle Combe and Lacock offer leafy walks and national trust days out with the family, along with Bowood house which is also within driving distance.

Additional Information:

Tenure: Freehold House

Council Tax Band: C

Current EPC Rating: D (66)

Potential EPC Rating: B (86)

Mains gas fired radiator central heating

Mains electricity supply

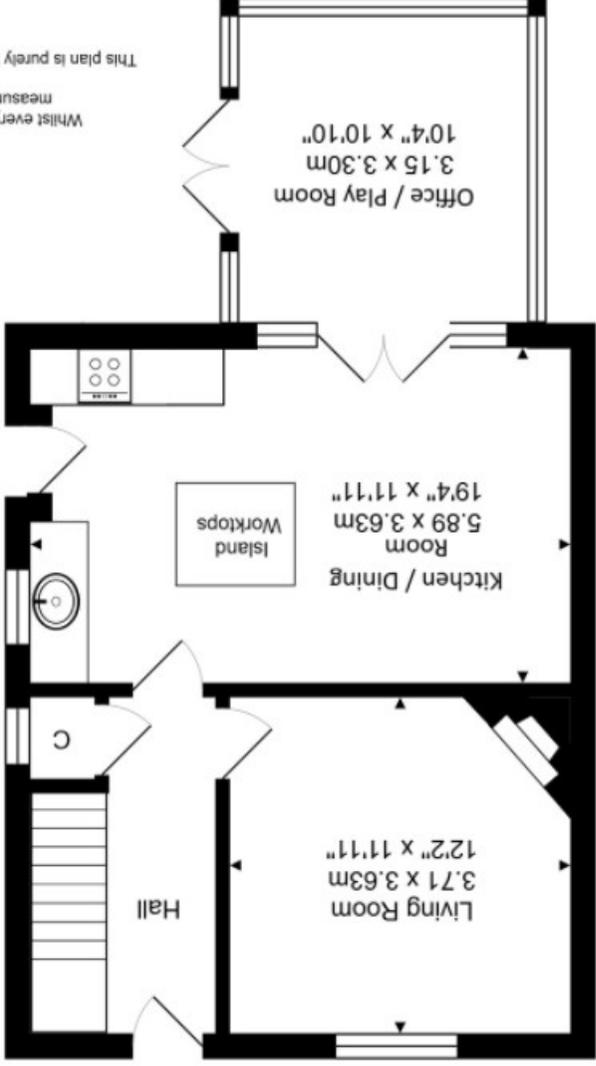
Mains water supply

Mains drainage

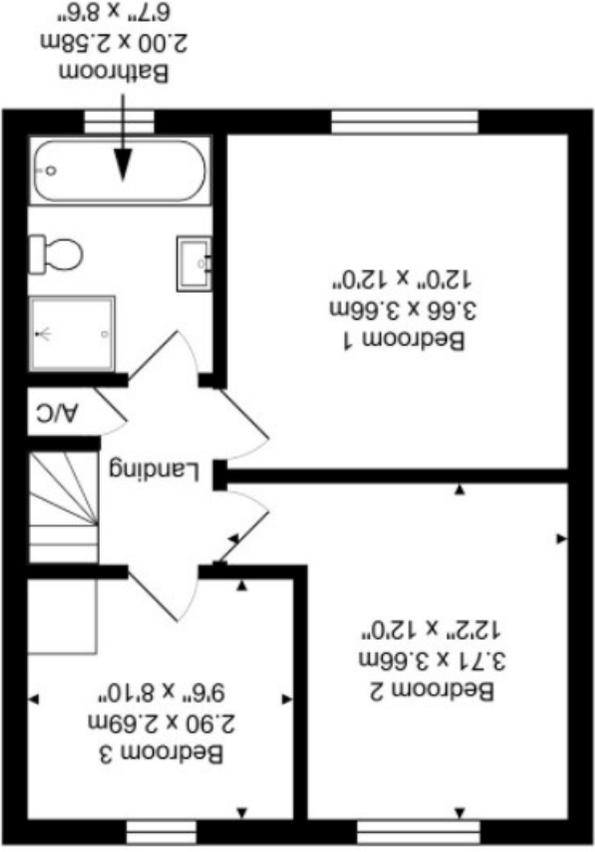
Double glazed.



Ground Floor
Area: 54.8 m² ... 590 ft²



First Floor
Area: 43.8 m² ... 471 ft²



Total Area: 98.6 m² ... 1061 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

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