



18 Clover Dean
Chippenham

GOODMAN WARREN BECK

18 Clover Dean, Chippenham SN14 0PH

A spacious and much improved two bedroom semi detached house ideally situated in this sought after area of Queens Crescent area on the western side of town offering easy access to a wide range of amenities. The accommodation is beautifully presented throughout and has a ground floor offering an entrance hall, sitting room, a good size refitted kitchen/dining room with patio doors to the garden and a useful utility room with access through to the garage. The first floor offers a landing area with two deep storage cupboards, a large master bedroom with built-in double wardrobe, second double bedroom with ample space for a bed and 'study area' and a quality refitted bathroom with overbath shower. Other benefits include double glazing and gas central heating. To the front is a driveway providing off road parking leading to an integral garage. To the rear is an enclosed garden with patio area and lawn.

SITUATION

The property is situated within the popular mature Queens Crescent area on the western side of the town. The property is situated 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.

ACCOMMODATION COMPRISING:

Wooden entrance door with obscure glazed side panel to:

ENTRANCE HALL

Spotlight. Door to:

SITTING ROOM

Double glazed window to front. Radiator. Door to:

INNER HALL

Stairs to first floor. Archway to:

REFITTED KITCHEN/DINING ROOM

Double glazed window to rear. Double glazed sliding patio doors to rear. Radiator. Tiled floor.

Range of drawer and cupboard base units with matching wall mounted cupboards. Worksurface with upstands and inset one and a half bowl single drainer sink unit with mixer tap. Built-in halogen hob and double oven with stainless steel splashback and extractor over. Integrated dishwasher. Space for fridge/freezer. Spotlights to kitchen area.

UTILITY ROOM

Worksurface with upstands. Cupboard base unit. Space and plumbing for automatic washing machine. Space for tumble drier. Wood laminate floor. Understairs cupboard. Door to garage.

FIRST FLOOR LANDING

Double glazed window to front. Two deep storage cupboards - one housing the boiler and hot water tank. Doors to:

BEDROOM ONE

Double glazed window to front. Radiator. Built-in double wardrobe.

BEDROOM TWO

Double glazed window to rear. Radiator. Storage alcove.

REFITTED BATHROOM

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap, separate electric shower over and shower screen. Wall hung counter top vanity wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Tiled floor. Spotlights.

OUTSIDE

FRONT GARDEN

Driveway leading to garage providing off road parking. Paved to the side with hedgerow. Gated side access to rear garden.

REAR GARDEN

Enclosed by fencing with gated side access. Large patio area, artificial lawn and picket fence with gate to an area of lawn.

GARAGE

Up and over door. Power and light.

DIRECTIONS

Take the A4 Bath road from the town and at the

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64 Market Place

Chippenham, Wiltshire SN15 3HG

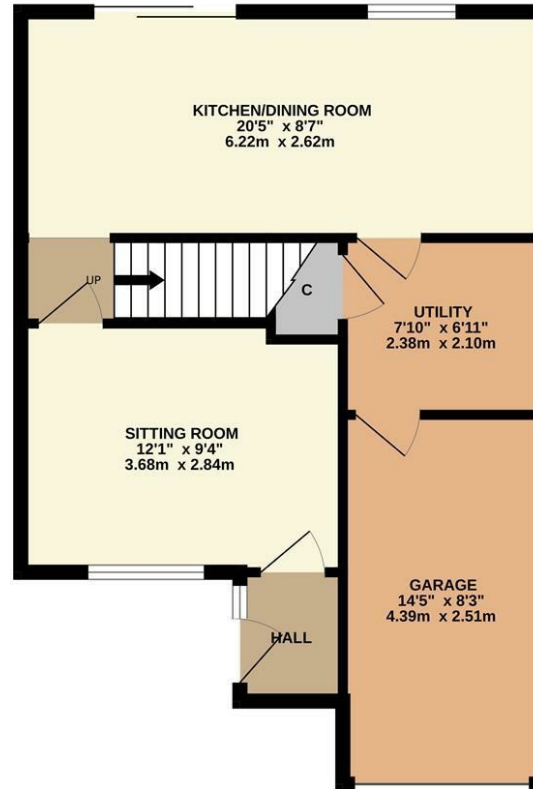
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£259,950

roundabout by the Pheasant Pub turn right into Hungerdown lane. Proceed through the traffic lights and take the second turning on the left into Queens Crescent. Take the second turning on the right into Clover Dean and the property will be found on the right hand side.

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



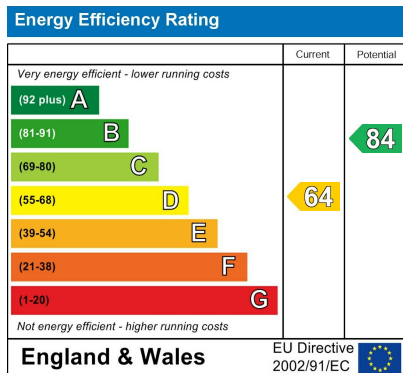
FIRST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.8 sq.m.) approx.

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: B

Tenure: Freehold

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