



2 Crown Close
Chippenham

GOODMAN WARREN BECK

2 Crown Close, Chippenham, SN15 3UQ

A modern, well presented four bedroom link-detached house situated on the popular Pewsham development offering easy access to a wide range of amenities and countryside walks. The ground floor offers an entrance hall with guest cloakroom, a good size sitting room with feature fireplace and patio doors to the garden, a generous refitted kitchen/dining room with useful larder cupboard and door the back portion of the garage currently used as a family/hobby room. The first floor boasts four good size bedrooms and a bathroom with a modern white suite and over bath shower. Other benefits include uPVC double glazing and gas central heating. To the front is a block paved driveway providing off road parking with an up and over giving access to the front portion of the garage/storage area. To the rear is a good size enclosed garden with a paved terrace seating area, lawn beyond and further decked area.

Situation

The property is situated on the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary schools, doctors surgery, public house, vets, general stores, community hall and nearby new Lidl supermarket. Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. The town also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those looking to commute there is a main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is accessed via Junction 17.

Accommodation Comprising:

Obscure double glazed Entrance door to side panel to:

Entrance Hall

Radiator. Stairs to first floor. Wood laminate flooring. Doors to:

Cloakroom

Wall hung wash basin with tiled splashbacks. Close coupled WC.

Sitting Room

Double glazed sliding patio doors to rear. Two radiators. Feature electric fireplace with tiled hearth. Wood laminate flooring.

Kitchen/Dining Room

Two double glazed window to front. Radiator. Range of drawer and cupboard base units. Worksurfaces with upstands. Inset one and a half bowl stainless steel sink unit with chrome mixer tap. Space for cooker. Space and plumbing

Rear Garden

Good size enclosed rear garden. Paved terrace seating area with pergola over. Laid to lawn beyond with further decked seating area. Large garden store and bike store. Gated side access.

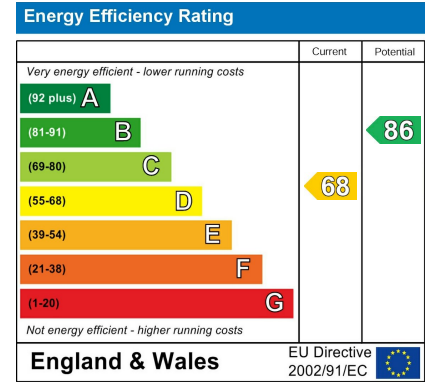
Garage/Office

Door to rear. Access to roof space.

Directions

From the Market Place proceed up The Causeway at turn right at the roundabout. At the next roundabout turn left onto Pewsham Way. Proceed straight across the first roundabout and then turn left at next roundabout into Canal Road. Follow the road until reaching the roundabout by The Old Lane and turn left into Lodge Road. Take the first left into Danes Close and Crown Close is the first turning on the right.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

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£379,950

for dishwasher and washing machine. Space for fridge/freezer. Coving. Deep larder cupboard. Door to:

First Floor Landing

Double glazed window to side. Access to roof space. Deep double cupboard housing gas fired combination boiler. Doors to:

Bedroom One

Double glazed window to rear. Radiator.

Bedroom Two

Double glazed window to front. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to rear. Radiator.

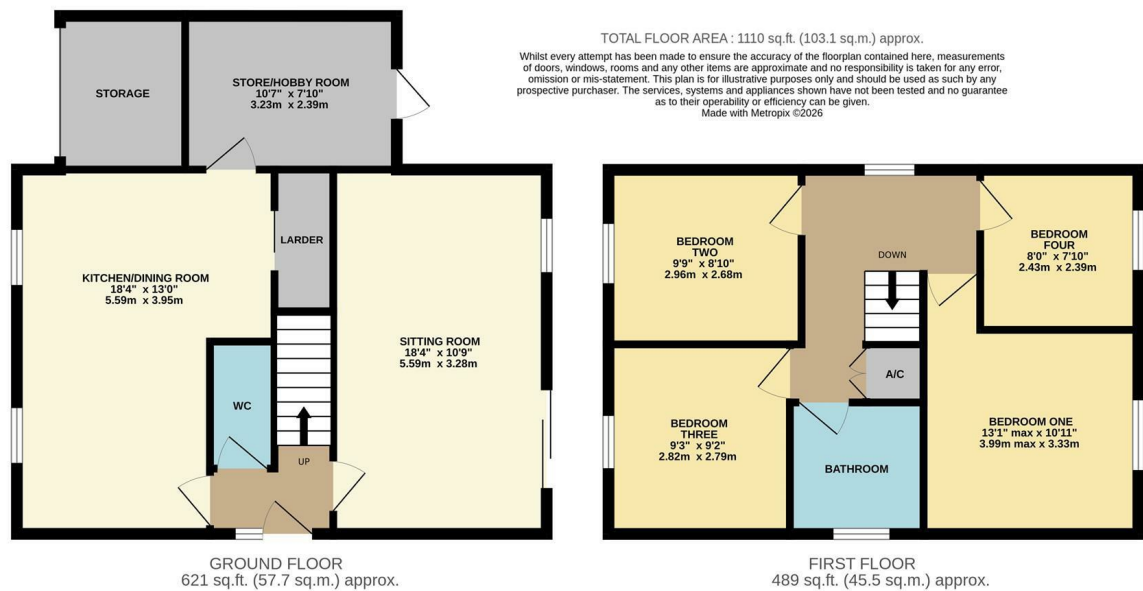
Bathroom

Obscure double glazed window to side. Radiator. Panelled bath with shower over and tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled splashback. Close coupled WC.

Outside

Front Garden

Laid to block paving to providing off road parking. Steps up to front door. Gated side access to rear garden.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)