GOODMAN WARREN BECK

1 Coombe Bank
Chippenham





















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GOODMAN WARREN BECK
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A modern well presented four/five bedroom detached with spacious accommodation in excess of 1800 square foot. The property enjoys an non-estate setting being one of just three similar properties and has the added benefit of being within easy walking distance of the town centre and mainline station.
The ground floor accommodation offers an impressive large open plan kitchen/dining/family room with a skylights, patio doors to the garden and a modern well appointed kitchen. This is complimented by a entrance hall with guest cloakroom and useful utility room.
The first floor boasts an generous sitting room which could easily be used as a bedroom, two double bedrooms both with built-in double wardrobes and a large family bathroom with bath and separate shower. The top floor then has another double bedroom with built-in cupboard and spacious dual aspect master bedroom with an extensive range of Hammonds fitted furniture and an en-suite shower room.
Other benefits include uPVC double glazing and gas central heating via a Worcester boiler that was replaced in 2022.
Immediately to the front there are two allocated parking spaces and access to the integral garage with power and light. To the rear is an enclosed landscaped tiered garden with large patio, seating and barbecue area and an area of lawn.

Price Guide £575,000

Situation
The property is ideally situated in a non estate location on the northern side the town close to open countryside yet within walking distance of the town centre and mainline railway station (London-Paddington). Junction 17 of the M4 motorway can be reached in ten minutes offering commuting to the major centres of Bath, Bristol, Swindon & London.

Accommodation Comprising:
Composite entrance door with obscure double glazed windows either side.

Entrance Hall
Stairs to first floor landing. Radiator. Wooden flooring. Door to:

Family/Dining Room
Double glazed French doors with full height windows either side opening to the garden. Part vaulted ceiling with skylight. Two radiators. Storage cupboard. Spotlights. Wooden flooring. Open plan to:

Kitchen
Double glazed window to rear. Part vaulted ceiling with two skylights. Extensive range of drawer and cupboard base units with matching wall mounted cupboards with LED lighting above and below. Granite worksurfaces with matching upstands and undermounted twin Franke stainless steel sink units with pull out spray tap. Built-in five ring gas hob with extractor over. Built-in eye level double oven. Integrated dishwasher and full height fridge and freezer. Tiled floor. Spotlights.

Utility Room
Double glazed door to side. Cupboard base unit. Worksurface with inset single bowl single drainer stainless steel sink with chrome mixer tap. Matching wall mounted unit. Wall mounted gas fired boiler (replaced 2020). Tall cupboard. Tiled Floor.

Cloakroom
Obscure double glazed window to front. Radiator.Wall hung wash basin with chrome tap and tiled splashback. Close coupled WC. Tiled floor. Extractor.

First Floor Landing
Double glazed window to front. Storage cupboard. Radiator. Stairs to second floor landing.

Sitting Room
Double glazed window to front. Radiator.

Bedroom Two
Double glazed window to rear. Radiator. Built-in double wardrobe.

Bedroom Three
Double glazed window to rear. Radiator. Built-in double wardrobe.

Family Bathroom
Obscure double glazed window to front. Chrome ladder radiator. Panelled bath with chrome mixer tap. Separate shower cubicle. Pedestal wash hand basin with chrome mixer tap. Close coupled WC. Full tiled walls. Tiled floor. Extractor.

Second Floor Landing
Doors to:

Master Bedroom
Double glazed window to front. Skylight window to rear. Radiator. Extensive range of Hammonds fitted wardrobes, cupboards and drawer units. Door to:

En-Suite Shower Room
Skylight window to rear. Ladder radiator. Shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to the principal areas. Tiled floor. Extractor. Spotlights.

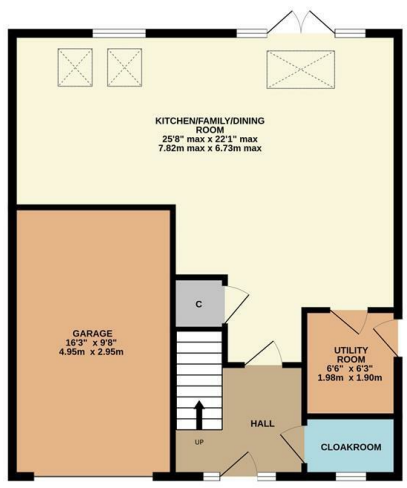
Bedroom Four
Double glazed window to front. Radiator. Built-in cupboard.

Outside

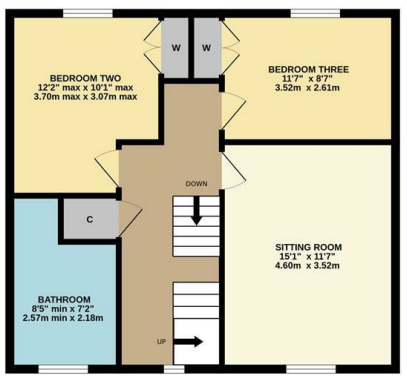
Garage & Parking
Up and over door to front. Power and light. Two allocated parking spaces immediately to the front of the property.

Rear Garden
Enclosed landscaped garden. Large patio area with path leading round to gated side access. Steps upto gravelled and paved area providing space for seating and a barbecue. Steps then lead up to an area of lawn with tree and a garden shed. An array of outdoor lighting. Outside tap.

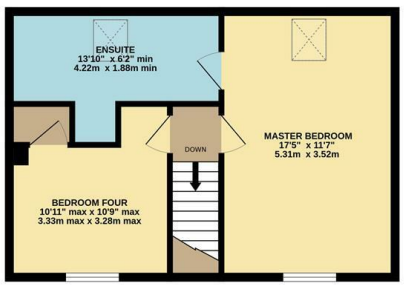
Directions
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. At the roundabout take the second exit into Langley Road continue up the hill and the property can be found on the left hand side.



GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



FIRST FLOOR
607 sq.ft. (56.4 sq.m.) approx.

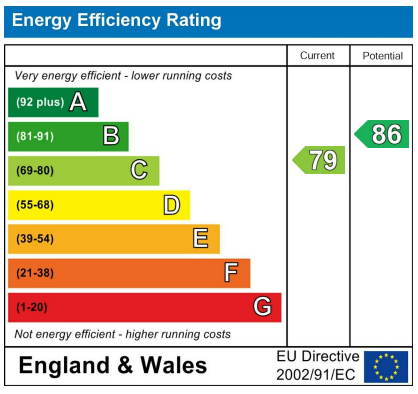


SECOND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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: E

Tenure: Freehold

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