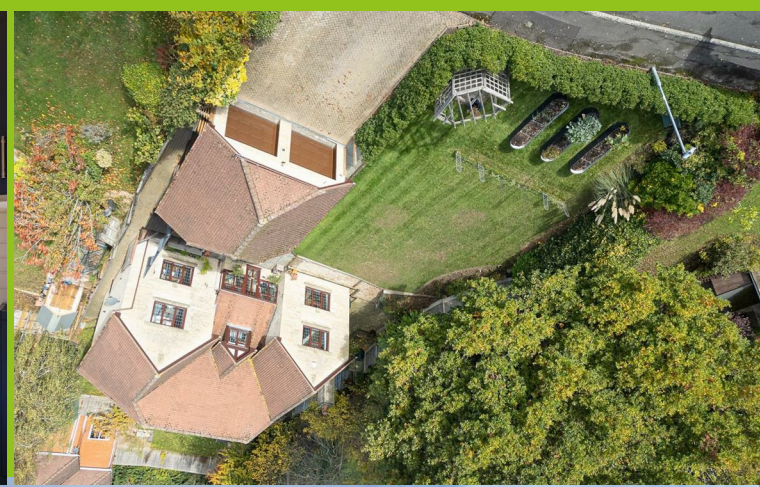




11 Erleigh Drive, Chippenham, SN15 2NQ

An impressive detached house pleasantly tucked away in this sought after location of similar prestigious properties close to the town centre and mainline station. Offering substantial accommodation in excess of 2200 sq ft the property enjoys a generous frontage and detached double garage. The ground floor offers a useful entrance porch which leads into a generous and welcoming reception hall, a dual aspect sitting room with fireplace, separate dining room and study, a quality refitted kitchen/breakfast room with quartz work surfaces incorporating a central island, useful utility room and guest cloakroom. The first floor boasts a large galleried landing, a generous master bedroom with fitted wardrobes, further storage and a large en-suite shower room, three further well proportioned bedrooms with storage and a spacious family bathroom which benefits from a sauna. Other benefits include double glazing and gas central heating with a recently replaced Worcester boiler.

To the front is a private lawned garden screened by mature hedgerow and double width driveway providing off road parking leading to a detached double garage. This has currently been partially converted to create a gym/office to the rear. To the rear is a large paved seating area, lawn, raised borders and summerhouse.

Situation
The property enjoys a most sought-after location in a small cul-de-sac of similar prestigious properties constructed in the early 1990s within easy access of the town centre, local amenities and River Avon with its delightful walks and cycle path. The mainline rail station is a c.15 minute walk and the local primary school is close by. M4 J.17 is within easy reach providing swift commuting links to the larger centres of Bath, Swindon and Bristol.

Accommodation Comprising:
Leaded double glazed entrance door leading to:

Entrance Porch
Leaded double glazed window to front and side. Tiled floor. Obscure leaded double glazed door to:

Reception Hall
Two obscure leaded double glazed windows to front. Radiator. Stairs to first floor. Storage cupboard. Ornate coving. Spotlights. Luxury vinyl tiled flooring. Doors to:

Sitting Room
Leaded double glazed window to front. Double glazed window to side. Radiator. Wood laminate flooring. Feature fireplace with electric stove. Ornate coving.

Dining Room
Leaded double glazed window to front. Radiator. Luxury vinyl tiled flooring. Ornate coving.

Study
Double glazed window to side and rear. Radiator. Coving.

Refitted Kitchen/Breakfast Room
Two double glazed windows to rear. Radiator. Range of drawer and cupboard base units, tall cupboard and matching wall mounted cupboards. Quartz worksurfaces with tiled splash backs and under mounted one and a half bowl sink unit with chrome mixer tap. Built-in induction hob with extractor over. Built-in eye level double oven. Integrated dishwasher. Space for American fridge freezer. Central island incorporating breakfast bar. Spotlights. Luxury vinyl tiled flooring. Door to:

Utility Room
Double glazed door and window to rear. Radiator. Cupboard base unit and matching wall mounted

cupboard. Wood edges work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit. Space and plumbing for washing machine. Further appliance space. Newly fitted Worcester gas fired boiler (April/May 2025).

Cloakroom
Obscure double glazed window to rear. Radiator. Counter top vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Fully tiled walls. Luxury vinyl tiled flooring.

First Floor Galleried Landing
Double glazed window to front. Radiator. Access to part boarded roof space with ladder and light. Cupboard housing hot water tank. Doors to:

Master Bedroom
Leaded double glazed window to front. Radiator. Coving. Fitted wardrobes, dressing table and drawer unit. Door to:

En-Suite Shower Room
Obscure double glazed window to rear. Chrome ladder radiator. Radiator. Large walk-in shower. Vanity wash basin with chrome mixer tap and tiled splash back. Close coupled WC with concealed cistern and cupboards. Tiled floor with underfloor heating. Spotlights. Extractor. Mirror with light.

Bedroom Two
Leaded double glazed window to front. Radiator. Fitted double wardrobe. Coving.

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

Bedroom Four
Double glazed window to rear. Storage alcove. Coving.

Bathroom
Obscure double glazed window to rear. Radiator. 'P' shaped bath with chrome mixer tap, separate shower over and shower screen. Vanity wash basin. Close coupled WC. Heated mirror. Spotlights. Extractor. Sauna. Tiling to principal areas. Tiled Floor with underfloor heating.

Outside

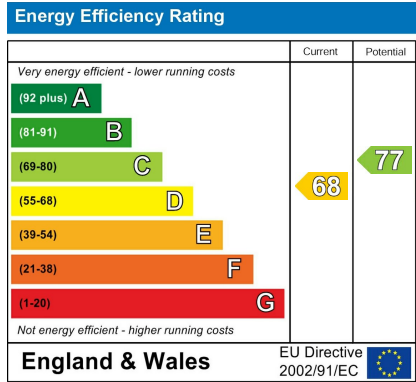
Front Garden
There is a large garden to the front which is mainly laid to lawn and is screened by hedging for privacy. Large paved seating area. Gravelled seating area with wooden pergola. Raised vegetable beds. Gated access to rear garden.

Rear Garden
Large block paved seating area with the remainder being laid to lawn. Raised flower beds. Summer house. Enclosed by timber fencing.

Detached Double Garage
Block paved driveway to the front providing off road parking. Two motorised sectional doors. EV charger. Power and light. Eaves storage. Internally divided into two sections with a gym/office which has a double glazed window to rear, spotlights, an electric panel heater and uPVC double glazed door to the side.

Directions
From the Bridge Centre traffic lights in the centre of town take the A4 Bath Road. Proceed up the hill towards the hospital and take the second turning on the right into Erleigh Drive. Follow the road up the hill and around to the right, the property will then be found set back on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: G

Tenure: Freehold

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)

GOODMAN WARREN BECK

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Price Guide £795,000

