



46 Yewstock Crescent West, Chippenham, SN15 1QU

An extended and much improved five bedroom detached house ideally located in this highly sought-after area, enjoying a delightful west-facing rear aspect overlooking Hardenhuish Park. The beautifully presented ground floor accommodation begins with a welcoming reception hall, featuring an attractive circular window. The dual-aspect sitting room is a standout space, with bays to both the front and rear and French doors opening into the rear garden, flooding the room with natural light, and complemented by a charming open fireplace with a stone surround. At the heart of the home is an impressive open-plan kitchen/dining/family room, perfect for modern living. The refitted kitchen offers a wide range of cabinets and a central island, creating a sociable entertaining space, further enhanced by a separate utility room. In addition, there is a versatile family room, ideal as a relaxed sitting area or playroom. Upstairs, the first floor offers four double bedrooms, including a spacious master bedroom with en-suite shower room. Bedroom four benefits from a lovely rear-facing bay window and an adjoining dressing room, while the remaining bedrooms are well-proportioned and served by the family bathroom. The attic has been thoughtfully converted to provide an additional bedroom, along with useful eaves storage. The property sits on a generous plot with a block paved driveway provides off road parking. The rear garden features a full-width block-paved patio leading onto a well-maintained lawn, with established flower borders and a further seating area at the far end, ideal for enjoying the west-facing aspect.

Situation

The property is conveniently situated in a mature sought after area, overlooking Hardenhuish Park and the school grounds on the favoured northern side of the town. Senior schools and the delightful John Coles Park are both within walking distance. The town centre is within easy reach along with the mainline rail station, many local amenities and sports facilities. M4 J.17 is c.4 miles north allowing swift access to the the larger centres of Bristol, Bath and Swindon.

Accommodation Comprises

Recessed Porch

Feature leaded glassed entrance door and side panels to:

Reception Hall

Solid wood floor. Radiator. Stairs to first floor with cupboard under. Coving. Doors to:

Sitting Room

Double glazed bay window to rear with French doors to garden. Feature open fireplace with stone surround. Radiator. Dado rail. Coving. Six wall light points. Opening to:

Dining Room

Double glazed bay window to front. Radiator. Dado rail. Coving.

Study

Double glazed window to side. Radiator. Fitted cupboards and base unit with worktop. Wood laminate flooring. Full width built-in cupboards.

Kitchen/Dining/Family Room

Double glazed bi-fold doors to side. Double glazed window to rear. Extensive range of drawer and cupboard base units. Tall larder cupboard. Granite worksurfaces with matching upstands and twin undermounted ceramic sink unit with pull out chrome tap. Central island with wooden worksurface. Built-in electric hob with stainless steel extractor over. Two built-in eye level ovens with warming drawers. Integrated full height fridge. Radiator. Chrome ladder radiator. Tiled floor. Two wall lights.

Utility Room

Obscure double glazed door to side. Rolled edge work surfaces with cupboard base unit and inset circular stainless steel sink unit with chrome mixer tap. Wall mounted cupboards. Space and plumbing for washing machine. Two further appliance spaces. Tiled floor. Gas fired boiler and hot water cylinder.

Front Garden

Wall with double gates opening into an extensive area of block paving providing ample off road parking. Gated side access to rear garden.

Rear Garden

Delightful large westerly facing garden enclosed by fencing enjoying views over Hardenhuish Park and the school grounds. Gated access to both sides. Blocked paved seating area. mature well stocked borders. Further paved seating area.

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 left hand lane and proceed over the mini roundabout. Take the second right into Hardenhuish Avenue and at the T junction turn left into Yewstock Crescent West where the property will be found on the left overlooking the green.

GOODMAN WARREN BECK

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Price Guide £850,000

Cloakroom/Shower Room

Radiator. Shower cubicle. Wall hung wash basin with tiled splash back. Close coupled W.C. Extractor.

Half Landing

Feature stained glass circular window to front. Stairs to first floor.

First Floor Landing

Access to roof space. Radiator. Stairs to attic bedroom. Doors to:

Master Bedroom

Double glazed window to rear enjoying views over Hardenhuish Park. Radiator. Door to:

En-Suite Shower Room

Double glazed window to front with views over green. Chrome ladder radiator. Corner shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Concealed storage cupboard.

Bedroom Two

Full width double glazed bay window to front with views over green. Radiator. Coving. Picture rail.

Bedroom Three

Double glazed window to rear enjoying views over Hardenhuish Park. Radiator. Coving.

Bedroom Four

Full width double glazed bay window to rear enjoying views over Hardenhuish Park. Radiator. Coving. Wood laminate flooring. Doorway to:

Dressing Room

Double glazed window to side. Coving. Fitted with hanging rails and shelving.

Family Bathroom

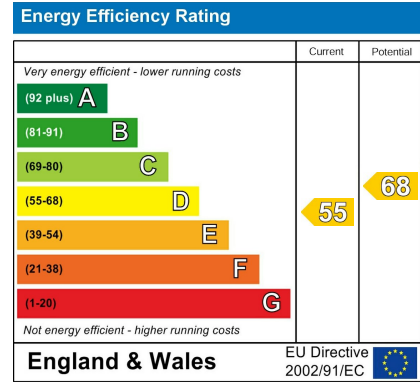
Obscure double glazed window to front. Chrome ladder radiator. Panelled bath with chrome mixer tap and shower over. Tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled splash backs. Close coupled W.C. Light and shaver point.

Attic Bedroom

Skylight to rear. Access to eaves storage. Double wardrobe with bifold doors. Office space with skylight. Further eaves storage.

Outside

ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

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Approximate Gross Internal Area = 202.5 sq m / 2180 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1293479)

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