



7 Chapel Street, Calne, SN11 9JT

An attractive and extended traditional stone built four bedroom semi detached house pleasantly situated in a cul-de-sac within this sought after and highly regarded village. The property is beautifully presented and well maintained throughout with the ground floor offering a spacious and welcoming hallway with guest cloakroom, a good size sitting room with attractive fireplace and a large kitchen/dining room with a range of fitted units, integrated appliances and French doors to the garden. The first floor boasts a guest bedroom with built-in wardrobes and an en-suite shower room, a second good size double bedroom, a single bedroom and the family bathroom. A real feature of this property is the stunning top floor master bedroom with three skylights filling the room with light with the benefit of fitted wardrobes and an en-suite shower room. Other benefits of the property include double glazing, gas central heating and solar panels. To the front is an attractive garden with low level stone wall and railings. To the rear is an enclosed south west facing garden with patio area and lawn. Wooden double gates open to the driveway providing off road parking which then leads to the garage.

Situation
The sought after village of Derry Hill is situated midway between Calne and Chippenham and offers a very good primary school, popular village pub, a well stocked shop/post office, village hall and church. It is also the home of Bowood House and gardens with its adventure playground and championship standard golf course. Chippenham and Calne offer an extensive range of amenities and senior schools. Chippenham has a mainline rail station and M4 J.17 is c.8 miles. There is a regular bus service which runs between Swindon and Chippenham with bus stops on the edge of the village.

Accommodation Comprises
Entrance door to:

Reception Hall
Stairs to first floor with cupboard under. Radiator. Wood laminate flooring. Doors to:

Cloakroom
Radiator. Pedestal wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Wood laminate flooring. Extractor.

Sitting Room
Double glazed window to front. Radiator. Feature coal effect gas fire with stone surround and hearth. Cupboard and shelving to alcove.

Kitchen/Dining Room
Double glazed French doors to rear. Double glazed window and door to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap and separate drinking water tap. Built-in stainless steel five ring gas hob with stainless steel extractor over. Built-in eye level double oven.

basin with chrome mixer tap and tiled splashback. Close coupled WC. Shaver point. Spotlights. Extractor.

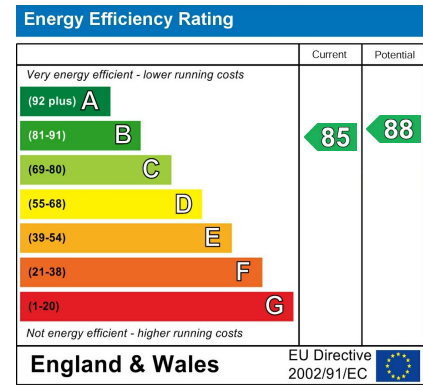
Outside
Front Garden
Low level wall with black railings and gate with path to front door. Planted with shrubs.

Rear Garden
South west facing. Enclosed by wall and fencing. Patio area with lawn beyond and flower and shrub borders. Path leading to driveway. Screened bin storage area. Outside tap.

Garage & Parking
Wooden double gates open onto the driveway providing off road parking. The garage has an up and over door, eaves storage and power and light.

Directions
From Chippenham take the A4 towards Calne. After c.4 miles at the top of the hill turn right at the crossroads into Derry Hill, then take the first right into Chapel Street. The property will then be found on the left hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

£419,950

Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Cupboard housing gas fired boiler for central heating and hot water (replaced 2023). Spotlights to kitchen area.

First Floor Landing
Stairs to second floor. Cupboard housing hot water tank. Doors to:

Bedroom Two
Double glazed window to rear. Radiator. Built-in wardrobes. Door to:

En-Suite Shower Room
Obscure double glazed window to side. Radiator. Fully tiled extra wide shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Shaver point. Spotlights.

Bedroom Three
Double glazed window to front. Radiator.

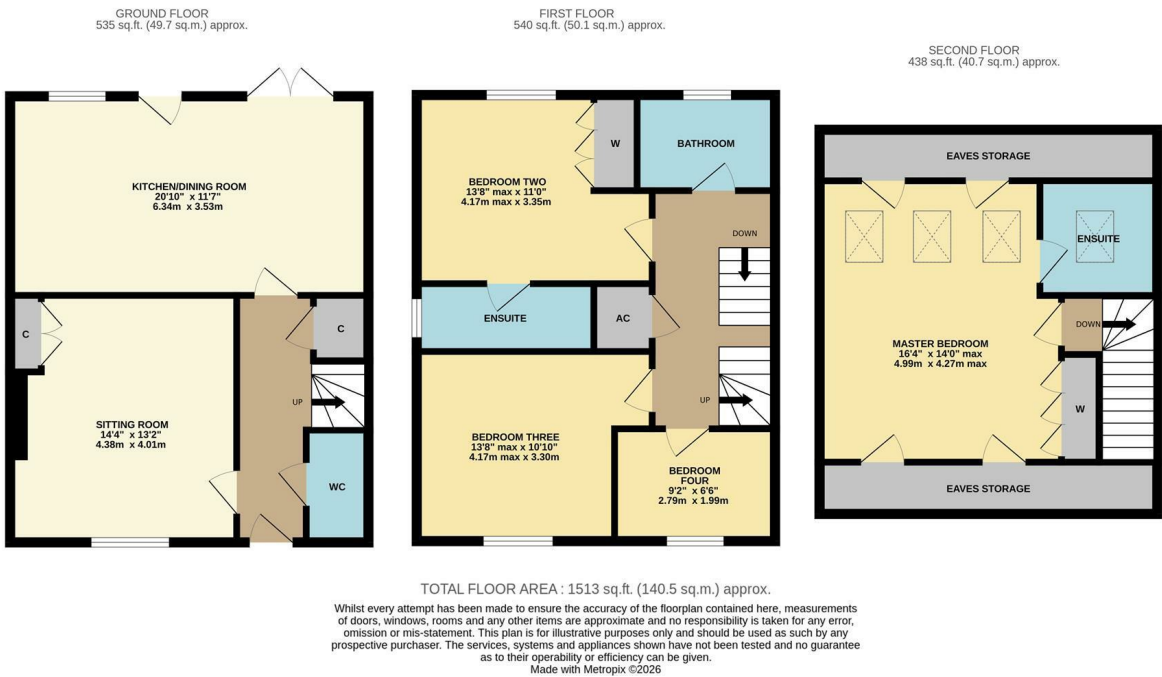
Bedroom Four
Double glazed window to front. Radiator.

Family Bathroom
Obscure double glazed window to rear. Radiator. 'P' shaped bath with chrome filler, shower over and shower screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Spotlights. Extractor.

Second Floor Landing
Light tunnel. Door to:

Master Bedroom
Three skylights to rear. Radiator. Built-in triple wardrobe. Eaves storage. Door to:

En-Suite Shower Room
Skylight. Radiator. Extra wide fully tiled corner shower cubicle. Pedestal wash



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)