



66 Haystack Avenue, Chippenham, SN14 0FY

GOODMAN WARREN BECK

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£450,000

A recently built four bedroom detached house ideally situated on this sought after development on the western side of town with a pleasant open outlook to the front offering easy access to a wide range of amenities. The accommodation on the ground floor offers a spacious and welcoming reception hall with guest cloakroom, a good size sitting room with a large bay window, a well appointed kitchen/dining room with French doors to the garden, a range of fitted units and integrated appliances and there is also a utility room. The first floor then offers a master bedroom with fitted wardrobes and an en-suite shower room, three further bedrooms and a family bathroom with bath and separate shower. There is a driveway providing off road parking for two vehicles leading to the garage. To the rear is an enclosed garden with full width patio, covered seating area and steps down to an area of artificial lawn.

Situation

Hilltop Park is a newly established development which is well placed on the South Western side of Chippenham with easy access to the A4, A420 and the M4 motorway giving access the larger centres of Bath, Bristol, Swindon and London. The development is close to a large Sainsburys supermarket along and two of the town's highly reputable senior schools are within easy reach. A more comprehensive range of amenities are to be found in Chippenham town centre including the mainline railway station, college and sports facilities.

Accommodation Comprising:

Entrance door to:

Reception Hall

Stairs to first floor. Radiator. Camaro flooring. Storage cupboard. Doors to:

Cloakroom

Radiator. Wall hung wash basin with chrome mixer tap. Close coupled WC. Tiling to half height. Tiled floor. Extractor.

Sitting Room

Dual aspect with double glazed window to front and double glazed bay window to side. Radiator.

Kitchen/Dining Room

Double glazed window to front and side. Double glazed French doors and side panels to rear. Radiator. Camaro flooring. Range of drawer and base units with matching wall mounted cupboards. Tall cupboard. Worksurfaces with upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in induction hob with stainless steel splashbacks and extractor over. Built-in eye level double oven. Integrated dishwasher and fridge/freezer. Spotlights. Door to:

Outside

Front Garden

Gravelled with shrubs and path to front door. Driveway leading to garage providing off road parking for two vehicles. Gated side access to rear garden.

Garage

Up and over door.

Rear Garden

Enclosed by wall and fencing with gated side access. Full width sandstone patio and covered seating area with lights. Steps down to artificial lawn with two areas with wood chippings.

Directions

Head out of town on the Bath Road and head under the railway bridge. Continue straight over the roundabout by the Pheasant Pub and at the next roundabout turn left. Head over the mini roundabout and on to Haystack Avenue. The property can be found on the corner of the turning into Arable Road.

Utility Room

Radiator. Camaro flooring. Cupboard base unit. Wall mounted cupboard housing boiler. Worksurfaces with upstands. Space and plumbing for automatic washing machine. Further appliance space. Extractor. Spotlights.

First Floor Landing

Access to roof space. Airing cupboard. Doors to:

Master Bedroom

Double glazed window to side. Radiator. Built-in wardrobes. Door to:

Ensuite

Obscure double glazed window to side. Ladder radiator. Extra wide shower cubicle. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiling to principal area. Spotlights. Extractor.

Bedroom Two

Double glazed window to rear. Radiator. Karndean flooring.

Bedroom Three

Double glazed window to front and side. Radiator. Built-in wardrobe, desk and chest of drawers. Karndean flooring.

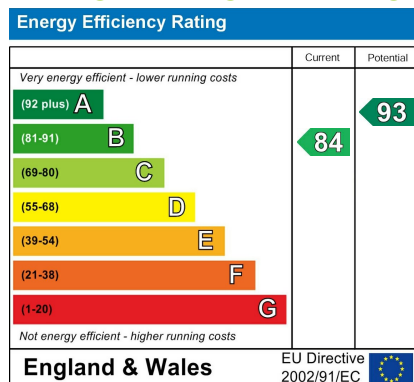
Bedroom Four

Double glazed window to front. Radiator.

Bathroom

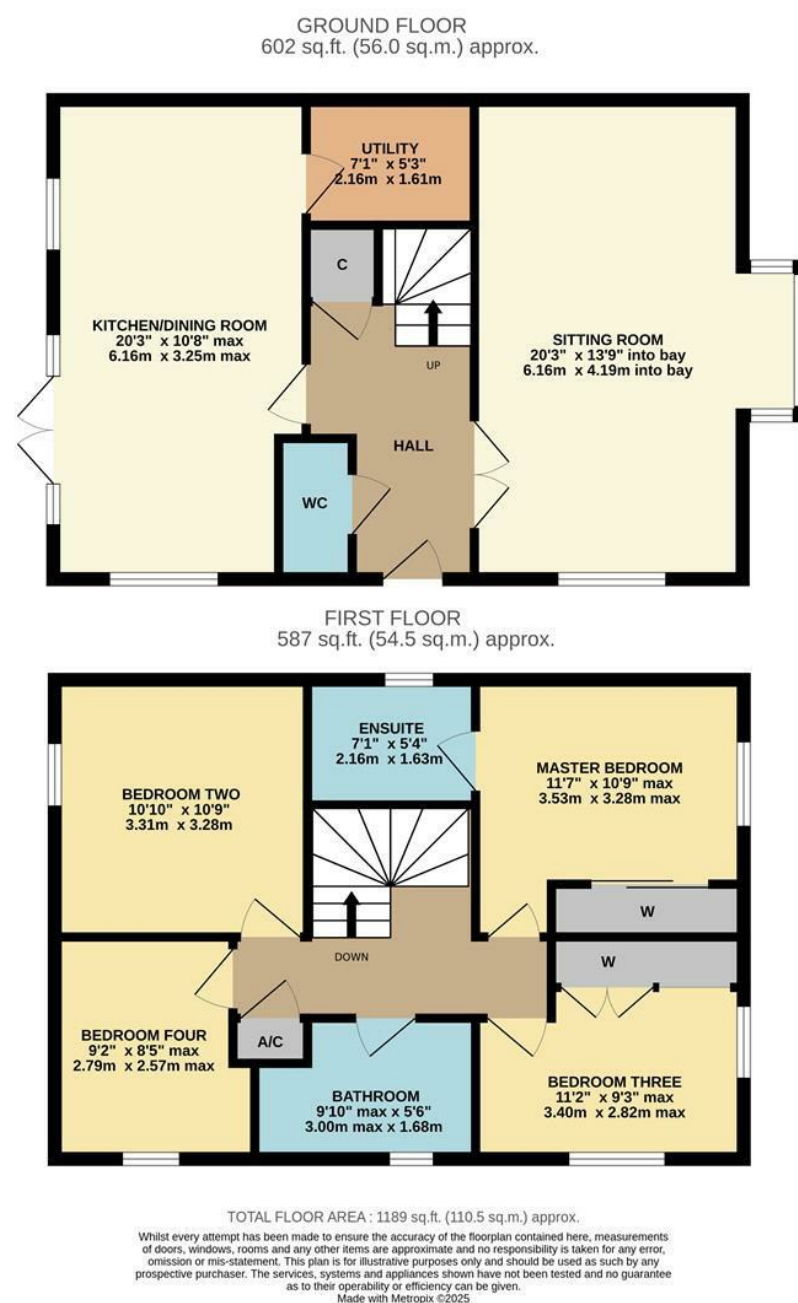
Obscure double glazed window to front. Ladder radiator. Panelled bath with chrome mixer tap and shower attachment. Extra wide shower cubicle. Vanity wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls. Tiled floor. Spotlights. Extractor.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

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)