



7 Cruse Close, Chippenham, SN14 0TR

£497,500

Located at the end of a favourable cul de sac on the Western side of Chippenham this detached family home benefits from a detached double garage, driveway parking for three cars and mature gardens to the side and rear. Internally comprising; entrance hall, cloakroom, lounge, dining room, conservatory, kitchen/breakfast room, four bedrooms and a family bathroom. Convenient for access in and out of the town as well as being well located for primary and secondary schools.

Entrance Hall



Double glazed front door, double glazed window, doors to all ground floor rooms and stairs to the first floor.

Cloakroom

Double glazed window to the front, radiator, toilet and wash hand basin.

Lounge 18'04" x 12'04" (5.59m x 3.76m)



Double glazed window to the front, double doors to the hallway, patio doors to the conservatory, radiators, electric fire and surround.



Conservatory 9'11" x 8'05" (3.02m x 2.57m)



Timber framed, double glazed windows, French doors to the garden and radiator.

**Dining Room 11'11" x 11'05" maximum
(3.63m x 3.48m maximum)**

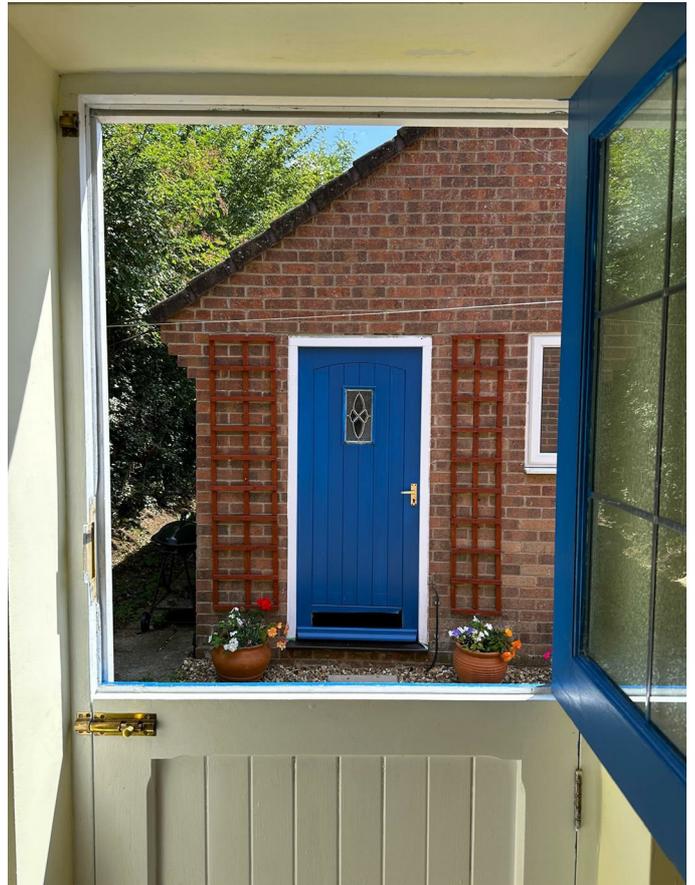


Double glazed window to the rear and radiator.

**Kitchen/Breakfast Room 21'06" x 9' (6.55m
x 2.74m)**



Double glazed window to the front, two double glazed windows to the rear, stable door to the garden, radiators, tiled floor, space for table and chairs, floor and wall mounted units, one and a half bowl sink and drainer, gas cooker and hob with extractor over, dishwasher, plumbing for a washing machine and space for a fridge/freezer.



Landing

Double glazed window, doors to all bedrooms and the bathroom as well as the airing cupboard.

Bedroom One 14'10 x 12'05 (4.52m x 3.78m)



Double glazed window, radiator and fitted bedroom furniture.

Bedroom Two 12'03 x 8'11 (3.73m x 2.72m)



Double glazed window, radiator and wardrobe.

Bedroom Three 9'04 x 8'11 (2.84m x 2.72m)

Double glazed window, radiator and fitted bedroom furniture.

Bedroom Four 9'01 x 8'03 (2.77m x 2.51m)



Double glazed window, radiator and over stairs storage cupboard.

Bathroom



double glazed window, towel radiator, laminate flooring, toilet, wash hand basin, bath with screen and shower over.

Double Garage 17'05" x 17' (5.31m x 5.18m)



Up and over door to the front, personal door to the side, power and light.

Driveway

Parking for three cars in front of the house.

Gardens



The garden offers areas of patio and lawn with mature shrubs, plants and trees, gated access to the rear and gated access to the front of the property.



Tenure

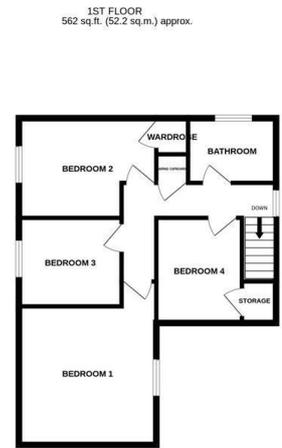
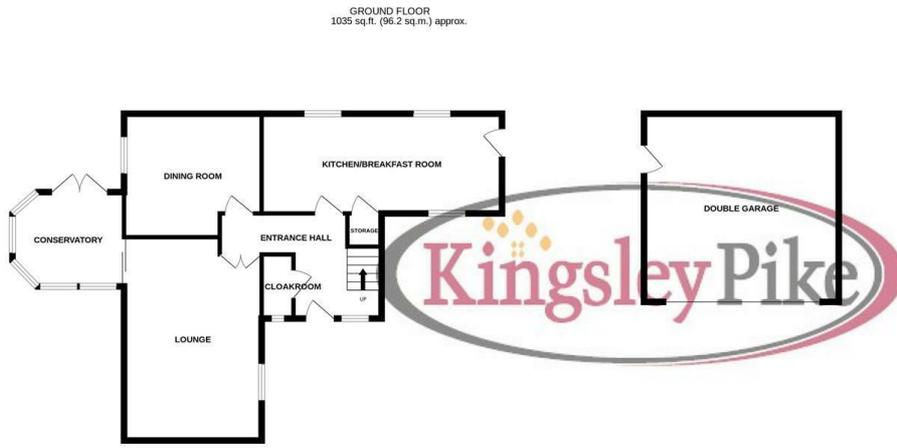


We are advised by the .gov website that the property is Freehold.

Council Tax

We are advised by the .gov website that the property is band E.

Floor Plan

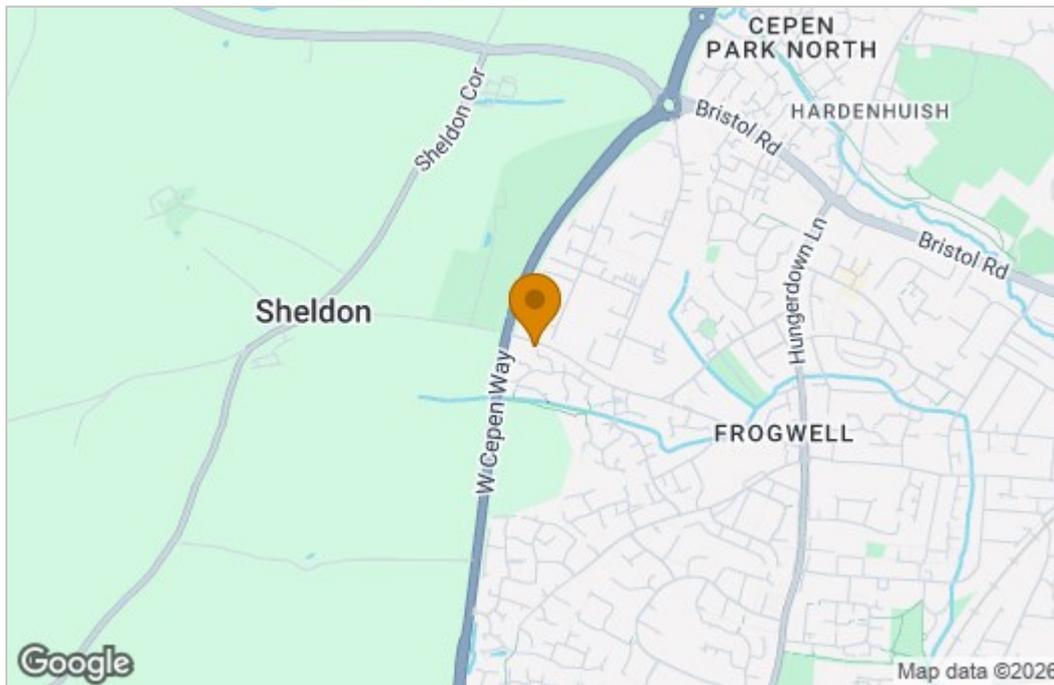


4 BEDROOM DETACHED HOUSE

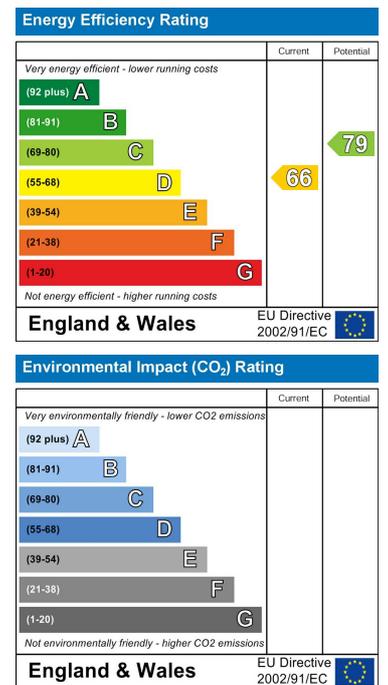
TOTAL FLOOR AREA : 1597 sq.ft. (148.4 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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 of the property.

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