



12 Greenway Lane, Chippenham, SN15 1AD

GOODMAN WARREN BECK

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£375,000

NO ONWARD CHAIN! An extended three bedroom semi detached ideally situated just a short walk from the town centre and mainline station with generous enclosed frontage and large private rear garden with a substantial garden studio. The main feature of the ground floor is the impressive open plan kitchen/dining/family room with sky lights and two sets of French doors creating a wonderful light and airy room, which is then complemented a lovely 'cosy' sitting room with a fireplace housing a wood burning stove. The first floor has two double bedrooms, third single bedroom and a bathroom with overbath shower. To the front is large gravelled area offering ample off road parking with a high fence and double gates offering great privacy and to the side there is an attached workshop/store. The large rear garden also enjoys the same feeling of privacy with numerous trees and mature hedging. It has a patio area with a large expanse of lawn beyond and the large garden studio which offers scope for a variety of uses.

Situation

The property is conveniently situated in a mature area on the favoured northern side of the town close to local senior schools and the delightful John Coles Park. The town centre is within easy reach along with the mainline rail station, junction 17 of the M4 motorway, many local amenities and sports facilities.

Accommodation Comprising:

Obscure double glazed entrance door to:

Entrance Hall

Obscure double glazed window to front. Radiator. Stairs to first floor. Wood laminate flooring. Picture rail. Opening into Kitchen. Door to:

Sitting Room

Large double glazed window to front. Radiator. Feature fireplace with cast iron wood burning stove with slate hearth. Wood laminate flooring. Coving.

Kitchen Area

Double glazed window to side. Underfloor heating fed by the central heating. Range of drawer and cupboard base units with solid wood worksurfaces with tiled splashback and inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap. Built-in electric hob and double oven. Deep larder cupboard. Slate tiled floor. Spotlights. Space for dishwasher. Understairs utility cupboard with double glazed window to side and space and plumbing for washing machine.

Family/Dining Area

Vaulted ceiling with two skylights. Double glazed French doors to side. uPVC

double glazed French doors and side panels to rear. Slate tiled floor with underfloor heating.

First Floor Landing

Double glazed window to side. Doors to:

Bedroom One

Large Double glazed window to front. Radiator. Feature fireplace. Picture rail.

Bedroom Two

Large double glazed window to rear. Radiator. Picture rail.

Bedroom Three

Double glazed window to front. Radiator. Picture rail.

Bathroom

Obscured double glazed window to rear. Panelled bath with electric shower over. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling for principal areas. Extractor fan.

Outside

Front Garden

Generous frontage enjoying a good degree of privacy with high fencing and double gates. Laid to gravel offering ample off road parking. Apple tree.

Workshop/Store

Double doors to rear and door to side. Power and light.

Rear Garden

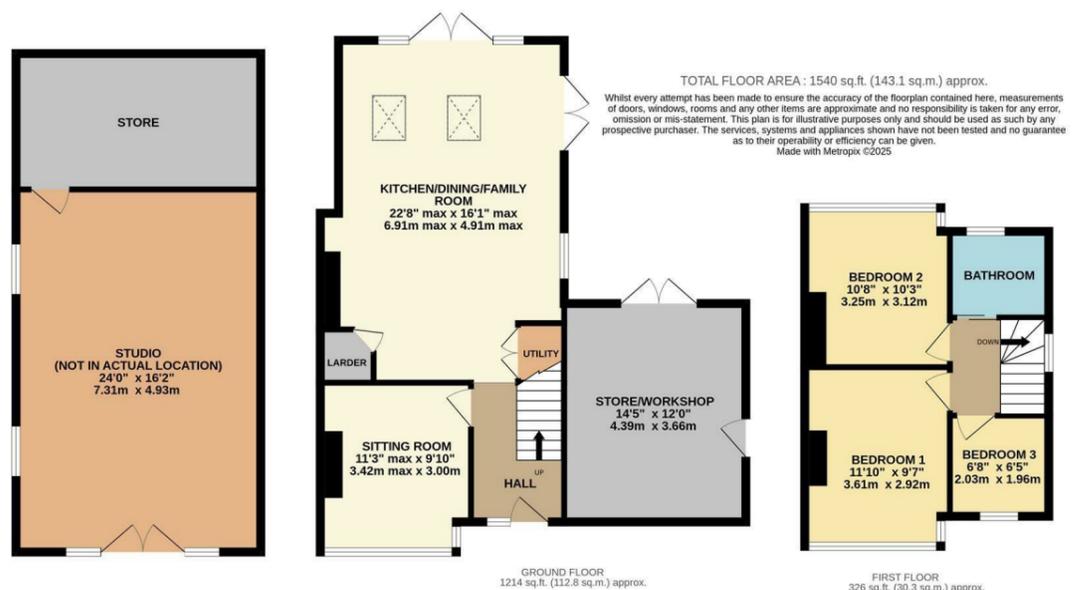
Large rear garden enjoying a great degree of privacy with numerous trees and well established hedging. Large expanse of lawn with shrub borders. Paved seating area adjacent to the french doors from the dining/family area. Large garden studio suitable for a wide range of uses.

Garden Studio/Store

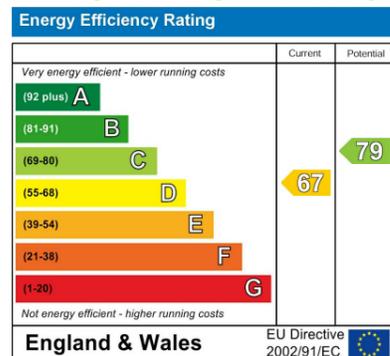
Glazed double doors with side panels. Two windows to side. Door to store room.

Directions

From the town centre proceed along New Road under the railway arches into Marshfield Road and bear right into Park Lane. Turn left at the roundabout onto Malmesbury Road and take the first right into Greenway Lane. The property will then be found on the right hand side, just after the turning to The Hamlet.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

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)