



17 East Yewstock Crescent
Chippenham

GOODMAN WARREN BECK

17 East Yewstock Crescent, Chippenham SN15 1QS

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Price Guide £525,000

A four bedroom semi detached family home located within a sought after area, close to the town centre, railway station and two of Chippenham's popular secondary schools. This extended home offers an open plan kitchen/family/dining room, separate sitting room with feature bay window, study, utility room and a downstairs cloakroom. On the first floor there are four bedrooms - three of which are double and the master has an ensuite and a family bathroom. The property has off road parking to front and a good size garden to the rear.

SITUATION

The property is situated in this sought after area of the town offering easy access to a wide range of amenities. The two highly rated senior schools enjoying Academy status are a short walk away and the town centre with its numerous amenities and mainline rail station are within easy walking distance. The delightful John Coles Park with its band stand and bowls club are also close by. M4 J.17 is c. 4 miles north providing swift access to the main commuter areas of Swindon, Bath and Bristol.

ACCOMMODATION COMPRISING:

Obscure double glazed door and side panels to:

ENTRANCE HALL

Wooden flooring. Understairs storage space. Stairs rising to first floor with recess under. Contemporary radiator.

STUDY

Obscure double glazed window to the front. Radiator. Storage cupboard.

SITTING ROOM

Double glazed bay window to front with shutter. Built in cupboards. Radiator. Tiled fireplace.

OPEN PLAN KITCHEN/FAMILY ROOM

Bi-folding doors to the rear garden. uPVC double glazed window to rear. The kitchen has a range of wall and floor units with work surfaces over. Integrated tall fridge and integrated tall freezer. Integrated dishwasher. Two electric ovens and a hob. Undermounted one and a half bowl sink unit with chrome mixer tap. Large Island. Window seat. Wood burning stove. Contemporary style radiators. Luxury vinyl tiles. Alcove fireplace with oak beam. Spotlights. Sliding door to:

UTILITY ROOM

uPVC window to the side. Work surface with space for washing machine and tumble dryer below. Luxury vinyl tiles. Sliding door to:

CLOAKROOM

Obscured uPVC window to side. Close coupled WC. Butler wash basin with tiled splashbacks and storage below. Tiled splashbacks Radiator. Wood laminate flooring.

FIRST FLOOR LANDING

Light tunnel. Doors to:

MASTER BEDROOM

uPVC window to the rear. Radiator.

ENSUITE

Obscured uPVC double glazed window to the side. Close coupled WC with concealed cistern. Vanity wash basin with chrome mixer tap and cupboard under. Fully tiled shower cubicle. Vinyl flooring. Chrome Ladder style heated towel rail. Tiling to principal areas. Extractor.

BEDROOM TWO

uPVC window to the rear. Radiator. Picture rails.

BEDROOM THREE

uPVC bay window to the front. Built in wardrobes. Radiator. Picture rails.

BEDROOM FOUR

Two uPVC windows to the front. Radiator.

BATHROOM

Obscured uPVC window to the side. White suite comprising WC with concealed cistern. Vanity wash hand basin with chrome mixer tap and storage. Panelled bath with taps and shower over with shower screen. Ladder style heated towel rail. Tiled splashbacks. Vinyl flooring.

OUTSIDE

FRONT GARDEN

To the front of the property there is a gravelled area and driveway parking with stone walling and fencing. Gated access to rear garden.

REAR GARDEN

The long rear garden is mainly laid to lawn. Large patio area. Enclosed by fencing with trees, shrubs and hedge borders.

DIRECTIONS

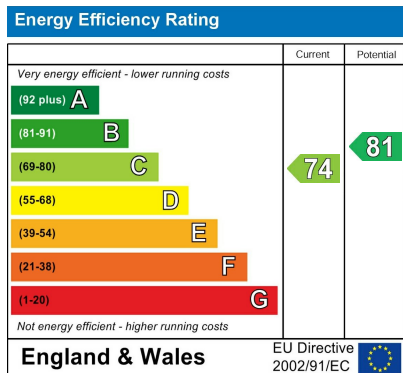
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the left hand lane and go over the mini roundabout. Take the second right into Hardenhuish Avenue then right at the junction into East Yewstock Crescent.

AGENTS NOTE

The photographs shown were taken are prior to the current occupiers taking up residence.

There is an improvement indicator showing against the council tax band for this property.

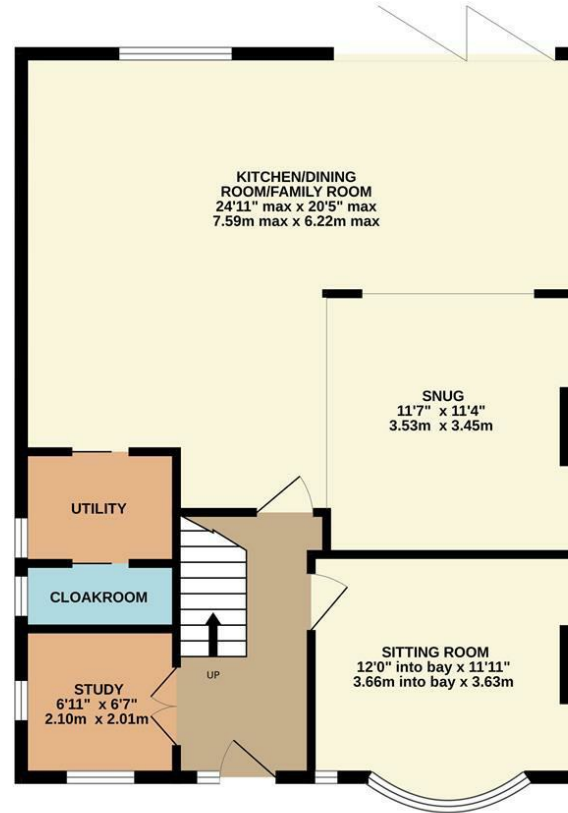
ENERGY PERFORMANCE GRAPHS



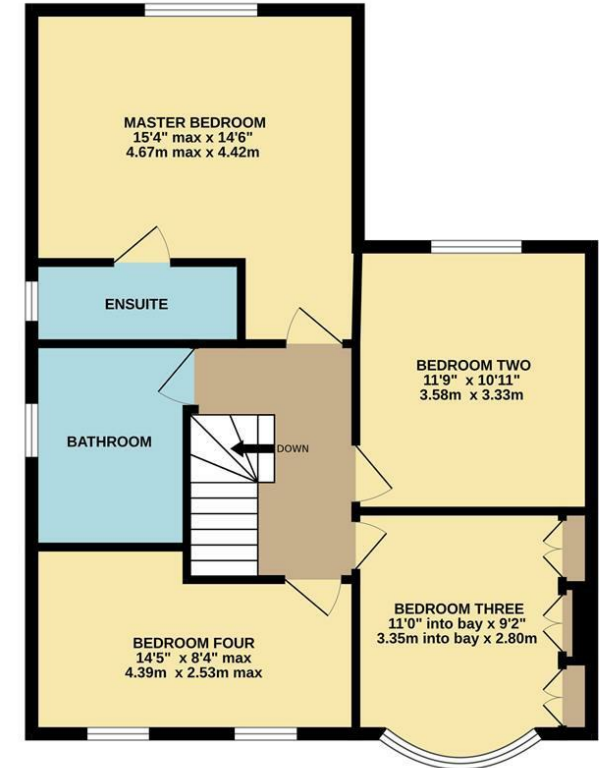
Council Tax Band: D

Tenure: Freehold

GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



FIRST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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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