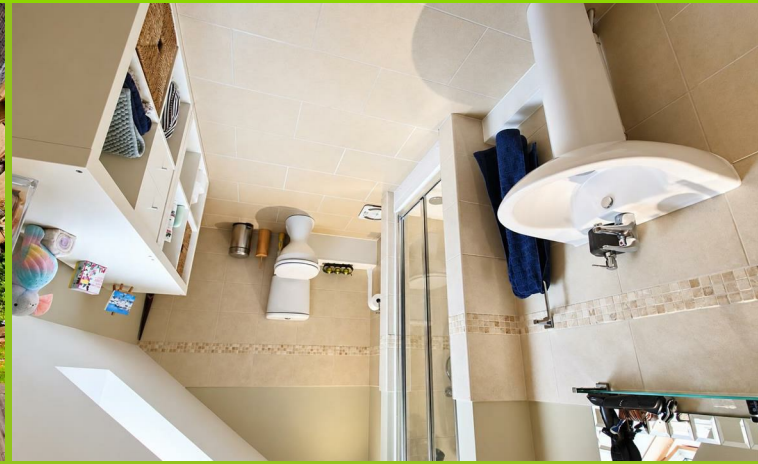




1 Coombe Bank, Chippenham, SN15 1DH

A modern well presented four/five bedroom detached with spacious accommodation in excess of 1800 square foot. The property enjoys an non-estate setting being one of just three similar properties and has the added benefit of being within easy walking distance of the town centre and mainline station. The ground floor accommodation offers an impressive large open plan kitchen/dining/family room with a skylights, patio doors to the garden and a modern well appointed kitchen. This is complimented by a entrance hall with guest cloakroom and useful utility room. The first floor boasts an generous sitting room which could easily be used as a bedroom, two double bedrooms both with built-in double wardrobes and a large family bathroom with bath and separate shower. The top floor then has another double bedroom with built-in cupboard and spacious dual aspect master bedroom with an extensive range of Hammonds fitted furniture and an en-suite shower room. Other benefits include uPVC double glazing and gas central heating via a Worcester boiler that was replaced in 2022. Immediately to the front there are two allocated parking spaces and access to the integral garage with power and light. To the rear is an enclosed landscaped tiered garden with large patio, seating and barbecue area and an area of lawn.

Situation

The property is ideally situated in a non estate location on the northern side the town close to open countryside yet within walking distance of the town centre and mainline railway station (London-Paddington). Junction 17 of the M4 motorway can be reached in ten minutes offering commuting to the major centres of Bath, Bristol, Swindon & London.

Accommodation Comprising:

Composite entrance door with obscure double glazed windows either side.

Entrance Hall

Stairs to first floor landing. Radiator. Wooden flooring. Door to:

Family/Dining Room

Double glazed French doors with full height windows either side opening to the garden. Part vaulted ceiling with skylight. Two radiators. Storage cupboard. Spotlights. Wooden flooring. Open plan to:

Kitchen

Double glazed window to rear. Part vaulted ceiling with two skylights. Extensive range of drawer and cupboard base units with matching wall mounted cupboards with LED lighting above and below. Granite worksurfaces with matching upstands and undermounted twin Franke stainless steel sink units with pull out spray tap. Built-in five ring gas hob with extractor over. Built-in eye level double oven. Integrated dishwasher and full height fridge and freezer. Tiled floor. Spotlights.

Utility Room

Double glazed door to side. Cupboard base unit. Worksurface with inset single bowl single drainer stainless steel sink with chrome mixer tap. Matching wall mounted unit. Wall mounted gas fired boiler (replaced 2020). Tall cupboard. Tiled Floor.

Bedroom Four

Double glazed window to front. Radiator. Built-in cupboard.

Outside

Garage & Parking

Up and over door to front. Power and light. Two allocated parking spaces immediately to the front of the property.

Rear Garden

Enclosed landscaped garden. Large patio area with path leading round to gated side access. Steps upto gravelled and paved area providing space for seating and a barbecue. Steps then lead up to an area of lawn with tree and a garden shed. An array of outdoor lighting. Outside tap.

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 right hand lane and bear right into Park Lane. At the roundabout take the second exit into Langley Road continue up the hill and the property can be found on the left hand side.

GOODMAN WARREN BECK

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Price Guide £575,000

Cloakroom

Obscure double glazed window to front. Radiator.Wall hung wash basin with chrome tap and tiled splashback. Close coupled WC. Tiled floor. Extractor.

First Floor Landing

Double glazed window to front. Storage cupboard. Radiator. Stairs to second floor landing.

Sitting Room

Double glazed window to front. Radiator.

Bedroom Two

Double glazed window to rear. Radiator. Built-in double wardrobe.

Bedroom Three

Double glazed window to rear. Radiator. Built-in double wardrobe.

Family Bathroom

Obscure double glazed window to front. Chrome ladder radiator. Panelled bath with chrome mixer tap. Separate shower cubicle. Pedestal wash hand basin with chrome mixer tap. Close coupled WC. Full tiled walls. Tiled floor. Extractor.

Second Floor Landing

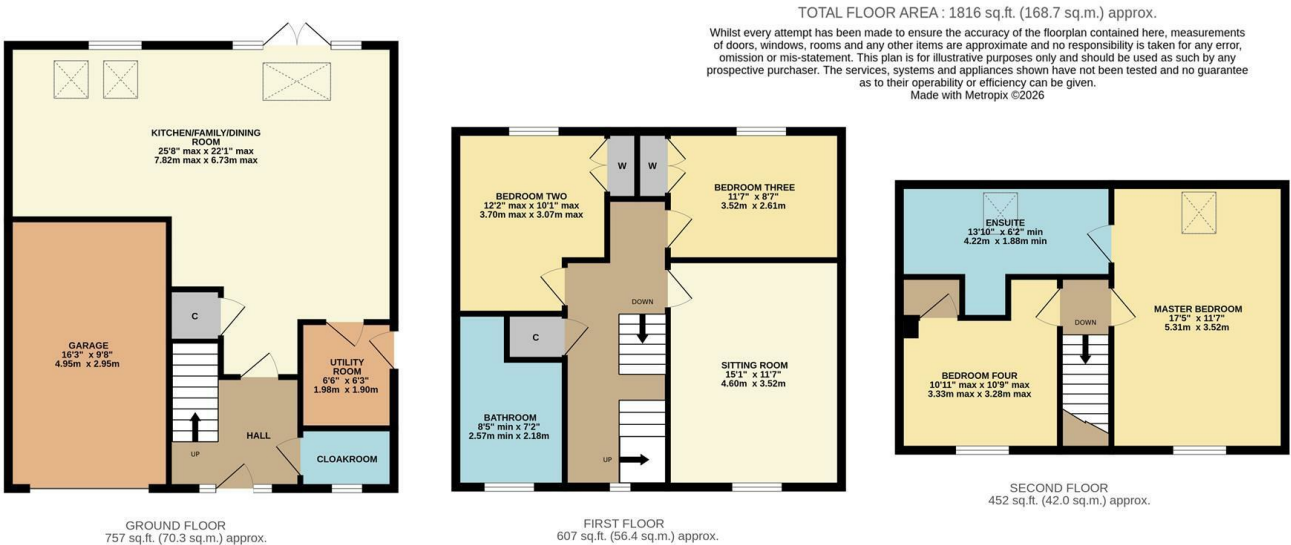
Doors to:

Master Bedroom

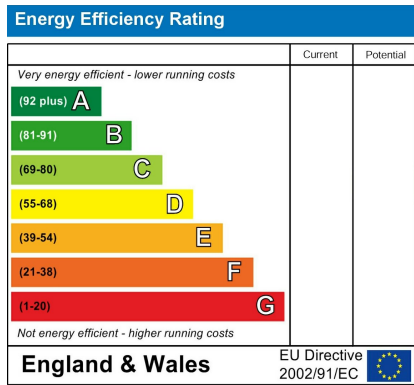
Double glazed window to front. Skylight window to rear. Radiator. Extensive range of Hammonds fitted wardrobes, cupboards and drawer units. Door to:

En-Suite Shower Room

Skylight window to rear. Ladder radiator. Shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to the principal areas. Tiled floor. Extractor. Spotlights.



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)