



34 Balmoral Close
Chippenham

GOODMAN WARREN BECK

34 Balmoral Close, Chippenham SN14 0UT

A modern four bedroom detached house ideally situated in this sought after area of the western side of town offering swift and easy access to a wide range of amenities.

The ground floor accommodation offers a reception hall with large storage cupboard and guest cloakroom, a good size sitting room with bay window, feature fireplace and French doors to a separate dining room, a kitchen/breakfast room with a range of fitted units, built-in oven and hob and a useful separate utility area. The first floor boasts a master bedroom with a quality refitted shower room with walk-in shower, two further double bedrooms, a single bedroom and a quality refitted bathroom with over bath shower.

To the front is a lawned garden and gravelled driveway providing off road parking. To the rear is a good size enclosed garden with patio area, lawn and further seating area. There is then a detached garage which would make an ideal office/studio. The current owners chose to extend garden to enclose garage, with the view to convert to a home office/studio but this could easily be reversed.

SITUATION

The property is conveniently situated in a sought after area on the western outskirts of Chippenham offering excellent access to both the western bypass and the M4 motorway via Junction 17 a few miles north of the town. Local shops and amenities are close to hand as are the Sainsburys and Morrison supermarkets.

ACCOMMODATION COMPRISES

CANOPIED PORCH

Entrance door with obscure glazed side panel to:

RECEPTION HALL

Stairs to first floor with recess under. Radiator. Large storage cupboard. Doors to:

CLOAKROOM

Obscure double glazed window to side. Radiator. Wall hung wash basin with tiled splashback. Close coupled WC.

SITTING ROOM

Double glazed bay window to front. Feature coal effect gas fire with marble inset and hearth and ornate surround. Two radiators. Coving. Multi glazed French doors to:

DINING ROOM

Multi glazed door and side panels to rear. Radiator. Coving. Door to:

KITCHEN/BREAKFAST ROOM

Multi glazed door and window to rear. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with mixer tap. Built-in gas hob and electric oven with extractor over. Space for fridge/freezer. Opening to:

UTILITY

Double glazed window to side. Radiator. Work surfaces with tiled splash backs. Space and plumbing for washing machine. Recently installed Worcester wall mounted gas fired boiler for central heating and hot water.

GOODMAN WARREN BECK

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£420,000

FIRST FLOOR LANDING

Access to roof space. Airing cupboard. Doors to:

MASTER BEDROOM

Double glazed window to front. Radiator. Door to:

REFITTED EN-SUITE SHOWER

Obscure double glazed window to front. Ladder radiator. Walk-in shower cubicle. Countertop wash basin with mixer tap and tiled splash back. Close coupled WC. Extractor.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to rear. Radiator.

BEDROOM FOUR

Double glazed window to rear. Radiator.

REFITTED BATHROOM

Double glazed window to rear. Ladder radiator.

Panelled bath with chrome mixer tap, shower over, shower screen and tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Extractor.

OUTSIDE

FRONT GARDEN

Laid to lawn with tree and shrubs. Gravelled driveway providing off road. Gated side access to rear garden.

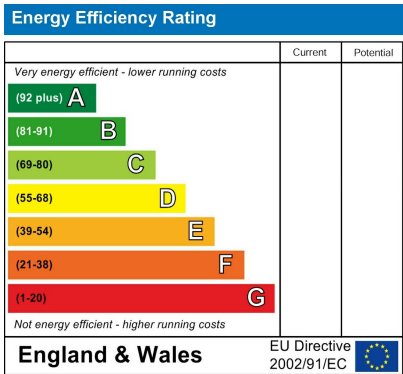
REAR GARDEN

Enclosed by fencing. Patio area with lawn beyond and flower and shrub borders. Further gravelled seating area. Outside tap.

GARAGE

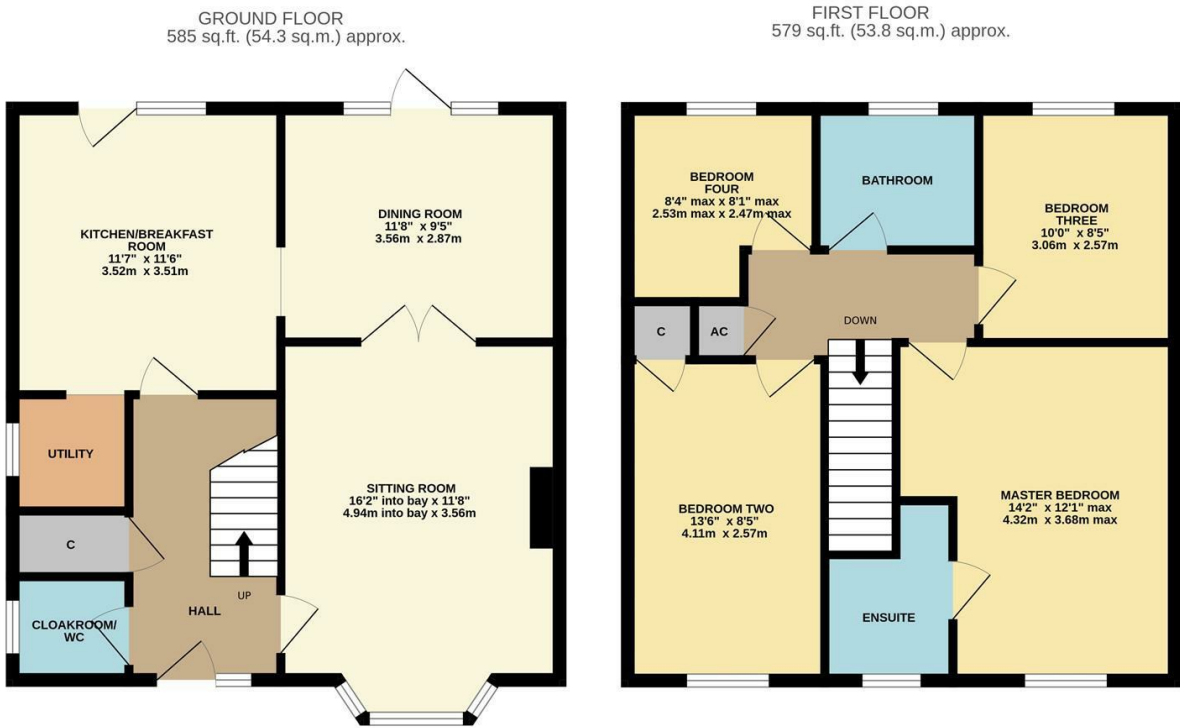
Up and over door. The current owners chose to extend garden to enclose garage, with the view to convert to a home office/studio but this could easily be reversed.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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