



11a York Close
Chippenham, SN14 0QB

GOODMAN WARREN BECK

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A brand new three-bedroom detached home situated within a popular cul-de-sac on the sought-after Queens Crescent development. The well-designed accommodation comprises an entrance hall with cloakroom, a spacious sitting room with French doors opening onto the rear garden, a contemporary kitchen/dining room, and a useful utility room. To the first floor are three bedrooms and a modern family bathroom. Ready for immediate occupancy, this attractive family home has been tastefully decorated and carpeted throughout in neutral tones. Outside, the property enjoys a rear garden laid mainly to lawn and ample driveway parking.

SITUATION

The property is conveniently situated in the corner of a quiet cul-de-sac within the sought after Queens Crescent area on the western side of town within walking distance of local schools and shop. Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those looking to commute there is a main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is accessed via Junction 17.

CANOPY PORCH

Composite door leading to:

ENTRANCE HALL

Stairs to first floor. Doors to Cloakroom, Sitting Room and Kitchen/Dining Room. Wood laminate flooring.

CLOAKROOM

WC with concealed cistern. Wall hung wash basin with chrome mixer tap. Tiled splashback. Radiator. Extractor. Wood laminate flooring.

SITTING ROOM

uPVC double glazed French doors to garden. uPVC double glazed window to front. Radiator. Wood laminate flooring.

KITCHEN/DINING ROOM

Dual aspect with uPVC double glazed windows to front and rear. Radiator. Understairs storage cupboard. Fitted with a range of contemporary wall and base units comprising of cupboards and drawers. Worksurface with matching upstands. Stainless steel one and a half bowl sink unit with chrome mixer tap. Built-in oven, hob and extractor. Integrated fridge/freezer. Integrated dishwasher. Cupboard housing Vaillant boiler. Wood laminate flooring. Door to:

UTILITY ROOM

uPVC double glazed window to rear. uPVC half glazed door to rear. Worksurface with space for two appliances. Cupboard base unit and wall mounted cupboard. Stainless steel single drainer sink unit with chrome mixer tap. Radiator. Wood laminate flooring.

FIRST FLOOR LANDING

uPVC double glazed window to rear. Radiator. Access to roof space. Shelved storage cupboard.

GOODMAN WARREN BECK

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£425,000

BEDROOM ONE

uPVC double glazed windows to front and side. Walk-in storage cupboard. Radiator.

BEDROOM TWO

uPVC double glazed window to front. Radiator.

BEDROOM THREE

uPVC double glazed window to rear. Radiator.

BATHROOM

uPVC obscure double glazed window to rear. Panelled bath with chrome mixer tap and separate shower over with screen. WC with concealed cistern. Wall hung vanity wash basin with chrome mixer tap and drawer storage under. Light up mirror. Chrome ladder radiator. Extractor. Tiling to principal areas. Tiled floor.

OUTSIDE

FRONT

Gravel driveway, part enclosed by timber fencing. Gated access to garden.

GARDEN

Paved seating area leading to lawn. Enclosed by timber fencing. Outdoor lighting. Water tap.

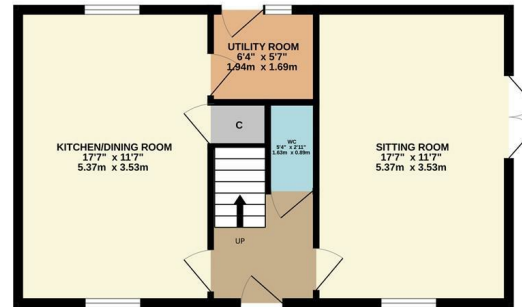
DIRECTIONS

Take the Bath Road from the town. At the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Take the next left at the traffic lights into Queens Crescent. Take the first turning on the left into Minster Way and then first left into York Close, where the property can be found at the end of the cul-de-sac.

AGENTS NOTE

This property has not yet been issued with a council tax band.

GROUND FLOOR
519 sq.ft. (48.3 sq.m.) approx.



FIRST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 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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ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: D

Tenure: Freehold

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