



45 Gainey Gardens  
Chippenham, SN15 1UG

GOODMAN WARREN BECK



# 45 Gainey Gardens, Chippenham, SN15 1UG

A three bedroom detached family home located on the northern side of Chippenham providing excellent commuter links to the M4 motorway with the added benefit of a quality garden office/studio. This well presented, double fronted, family home has ground floor offering an entrance hall, triple aspect sitting room, a dual aspect refitted kitchen/dining room with an expansive range of contemporary wall and base units, wooden worksurfaces and under cabinet lighting, a handy utility room and cloakroom. On the first floor there is a spacious triple aspect master bedroom with en-suite shower room, two further good size bedrooms and a bathroom. To the rear is an enclosed garden with office/studio and access to the garage which has currently been divided to offer a store area to the front and workshop rear. The property also benefits from an air source heat pump, 10kw of solar panels, air conditioning units and battery storage.

## SITUATION

The property is ideally situated on the northern outskirts of the town yet only five minutes drive from the town centre and mainline railway station (London-Paddington). Junction 17 of the M4 motorway is c.4 miles offering commuting to the major centres of Bath, Bristol, Swindon & London.

## ACCOMMODATION COMPRISING:

### CANOPIED PORCH

Oak framed with entrance door to:

### ENTRANCE HALL

Radiator. Stairs to first floor. Tiled floor. Spotlights. Doors to:

### SITTING ROOM

Double glazed windows to front and side. Double glazed French doors to garden. Two radiators. Media wall with electric fire. Air conditioning unit. Spotlights.

### REFITTED KITCHEN/DINING ROOM

Double glazed window to front and rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Solid wood work surfaces with tiled splashbacks and under mounted ceramic sink with

mixer tap. Integrated dishwasher. Space for range style cooker with extractor over. Space for American fridge freezer. Luxury vinyl tiles. Spotlights. Doorway to:

### UTILITY

Part glazed door to rear. Radiator. Rolled edge work surfaces with cupboard under. Wall mounted cupboards. Space and plumbing for washing machine and tumble drier. Luxury vinyl tiles. Door to:

### CLOAKROOM

Radiator. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Extractor. Luxury vinyl tiles. Spotlights.

### FIRST FLOOR LANDING

uPVC double glazed window to rear. Radiator. Built in cupboard. Access to insulated roof space. Doors to:

### MASTER BEDROOM

Double glazed window to front, side and rear. Two radiators. Spotlights. Air conditioning unit. Door to:

### EN SUITE SHOWER ROOM

Obscure double glazed window to front. Radiator. Fully tiled shower cubicle. Pedestal wash basin

## GOODMAN WARREN BECK

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£379,950

with chrome mixer tap. Close coupled WC. Extractor. Tiling to principal areas. Spotlights.

### BEDROOM TWO

Double glazed window to front. Radiator.

### BEDROOM THREE

Double glazed window to rear. Radiator.

### FAMILY BATHROOM

Obscure double glazed window to front. Ladder radiator. Panelled bath with mixer tap. Pedestal wash basin with chrome mixer. Close coupled WC. Extractor. Tiling to principal areas. Wood laminate flooring. Spotlights.

### OUTSIDE

#### FRONT GARDEN

Gravelled with path to front door.

#### REAR GARDEN

Enclosed by wall and fencing with gated side access. Full width patio. Decked seating with pergola. Barbecue area. Raised pond with pergola. Artificial lawn. Door to garage

#### GARDEN OFFICE/STUDIO

Double glazed entrance door. Two double glazed windows to front. Fully insulated with power, light and air conditioning unit.

GARAGE/STORE/WORKSHOP

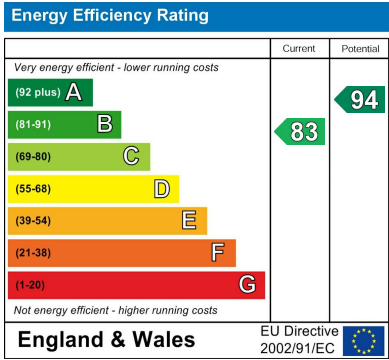
Electric roller door. Power and light. Eaves storage currently divided into two areas but easily reinstated as one space.

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. Continue straight over at the mini roundabout and at the next roundabout turn left. At the next roundabout turn left into Gainey Gardens and follow the road around. Neath Drive is the fourth turning on the left and the property will be found immediately after.



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)



