



14 Westbrook Close
Chippenham

GOODMAN WARREN BECK

14 Westbrook Close, Chippenham SN14 0DL

A three bedroom semi detached ideally situated in a cul-de-sac on the western side of town offering easy access to a wide range of amenities and the added benefit of the large southerly facing rear garden. The ground floor accommodation offers a useful entrance porch, hallway, sitting room with fireplace, dining room, kitchen, side lobby, conservatory and a utility/cloakroom. The first floor has a master bedroom with fitted wardrobes, a second double bedroom, third bedroom and a shower room. Other benefits include double glazing and gas central heating. To the front is a driveway and gravelled area providing off road parking leading to an attached garage. To the rear is a large enclosed garden laid mainly to lawn with patio area.

SITUATION

The property is conveniently situated in a quiet cul-de-sac within this mature favored area on the western side of town within walking distance of local schools, shops and superstores. Chippenham has a wide range of amenities including 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.

ACCOMMODATION COMPRISING:

Double glazed entrance door to:

ENTRANCE PORCH

Double glazed entrance door. Double glazed window to front and side. Tiled floor. Double glazed door and side panel to:

ENTRANCE HALL

Radiator. Stairs to first floor with cupboard under. Storage cupboard. Coving. Doors to:

SITTING ROOM

Double glazed window to front. Radiator. Feature electric fireplace. Coving. Archway to:

DINING ROOM

Double glazed window to rear. Radiator. Coving. Door to:

KITCHEN

Double glazed window to rear. Radiator. Drawer and cupboard base units and matching wall mounted cupboards. Worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit. Space for cooker with extractor over. Coving. Cupboard housing fridge. Obscure double glazed door to:

SIDE LOBBY

Door to garage. Door to Utility. Opening to:

CONSERVATORY

Double glazed with door to garden.

UTILITY/CLOAKROOM

Obscure double glazed window to side. Wall mounted cupboards. Space and plumbing for washing machine. Wall mounted wash basin with tiled splash back. Low level WC. Gas fired combination boiler.

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£335,000

FIRST FLOOR LANDING

Double glazed window to side. Access to roof space. Coving. Doors to:

BEDROOM ONE

Double glazed window to front. Radiator. Built-in wardrobes. Coving.

BEDROOM TWO

Double glazed window to rear. Radiator. Cupboard. Coving.

BEDROOM THREE

Double glazed window to front. Radiator. Coving.

SHOWER ROOM

Obscure double glazed window to rear. Chrome ladder radiator. Shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls. Coving. Extractor.

OUTSIDE

FRONT GARDEN

Driveway parking and a large gravelled area.

GARAGE

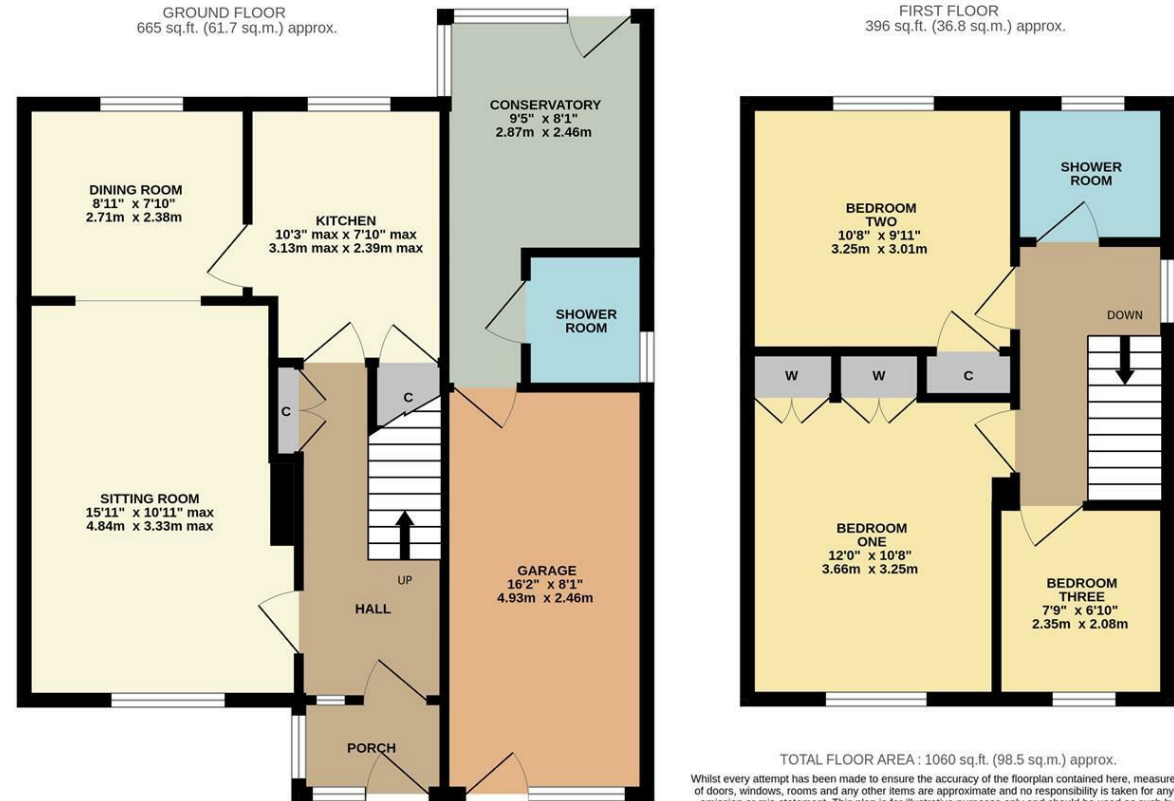
Obscure double glazed window to side. Double glazed window and door to front. Power and light.

REAR GARDEN

A good size enclosed garden with paved seating area and lawn beyond.

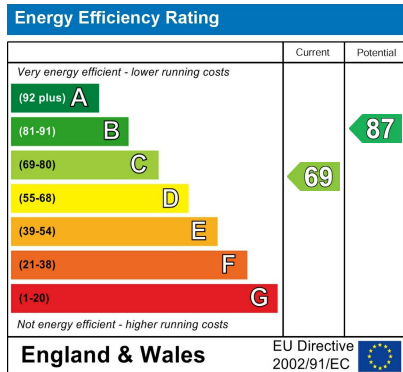
DIRECTIONS

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road then on into Bristol Road. Take the left at the mini roundabouts into Hungerdown Lane. At the first roundabout turn right onto Frogwell then next right into Westbrook Close.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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



Council Tax Band: C

Tenure: Freehold

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