



31 Cranwell Close, Chippenham, SN14 0QG

An extended and well presented three bedroom semi detached house ideally situated in a cul-de-sac on the popular Queens Crescent development offering easy access to a wide range of amenities. The accommodation offers an entrance porch, cloakroom, reception hall, good size sitting room, kitchen/dining room with a range of fitted units and sliding patio doors to a double glazed conservatory, two double bedrooms both with built-in wardrobes, third bedroom and a modern refitted bathroom with over bath shower. Other benefits include double glazing and gas central heating. To the front is an enclosed private and garden and to the rear is an enclosed garden with lawn and access to the garage.

Situation

The property is conveniently situated in a cul-de-sac in this mature favoured area on the western side of town within walking distance of local schools, shops and superstores. The town centre is easily accessible with its numerous amenities and mainline rail station. M4 J.17 is c.4 miles north providing swift access to the larger centres of Swindon, Bristol and Bath.

Accommodation Comprising:

Entrance Porch

Double glazed entrance door. Double glazed windows to front and side. Natural Bath stone tiled floor. Obscure double glazed door to reception hall. Door to:

Cloakroom

Obscured double glazed window to the side. Radiator. Wash hand basin. Close coupled WC. Natural Bath stone flooring. Extractor.

Reception Hall

Stairs to the first floor with cupboard under. Radiator. Wood laminate flooring. Deep cupboard with double glazed window to side, natural Bath stone flooring and space and plumbing for a washing machine. Further cupboard housing gas fired boiler. Doors to:

Sitting Room

Double glazed window to the front. Radiator. Internal window. Wood laminate flooring.

Kitchen/Dining Room

Double glazed window to the rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Granite work surfaces with

matching matching upstands, tiled splash back and undermounted sink unit. Range style cooker with extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Storage cupboard. Double glazed sliding patio doors to:

Conservatory

Double glazed on a brick built base with French doors to the garden. Stone tiled floor.

First Floor Landing

Double glazed window to the side. Cupboard housing hot water tank. Doors to:

Bedroom One

Double glazed window to the front. Radiator. Built-in double wardrobe.

Bedroom Two

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

Bedroom Three

Double glazed window to the front. Radiator. Overstairs cupboard.

Refitted Bathroom

Two obscure double glazed windows to the rear. Chrome ladder radiator. Panelled bath with chrome mixer tap, separate shower, shower screen and tiling to principal areas. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Tiled floor.

Outside

Front Garden

Enjoying a good degree of privacy and enclosed by fencing with gated access.

Mainly laid to shingle stone with retaining sleepers and stepping stones leading to the front door. Flower and shrub borders. Side access leading to rear garden.

Rear Garden

Fully enclosed with pathway leading to gated rear access. Patio area with retaining wall and steps upto further area with artificial grass and lawn. There is also set of double gates at the rear offering the option to create off road parking. Personal door to garage.

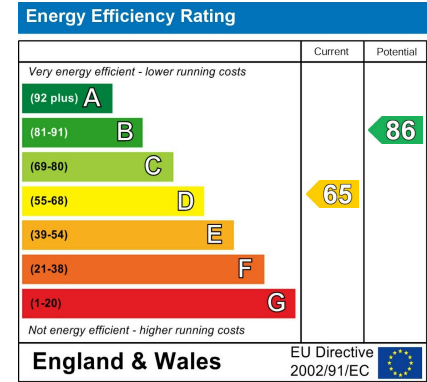
Garage

Up and over door.

Directions

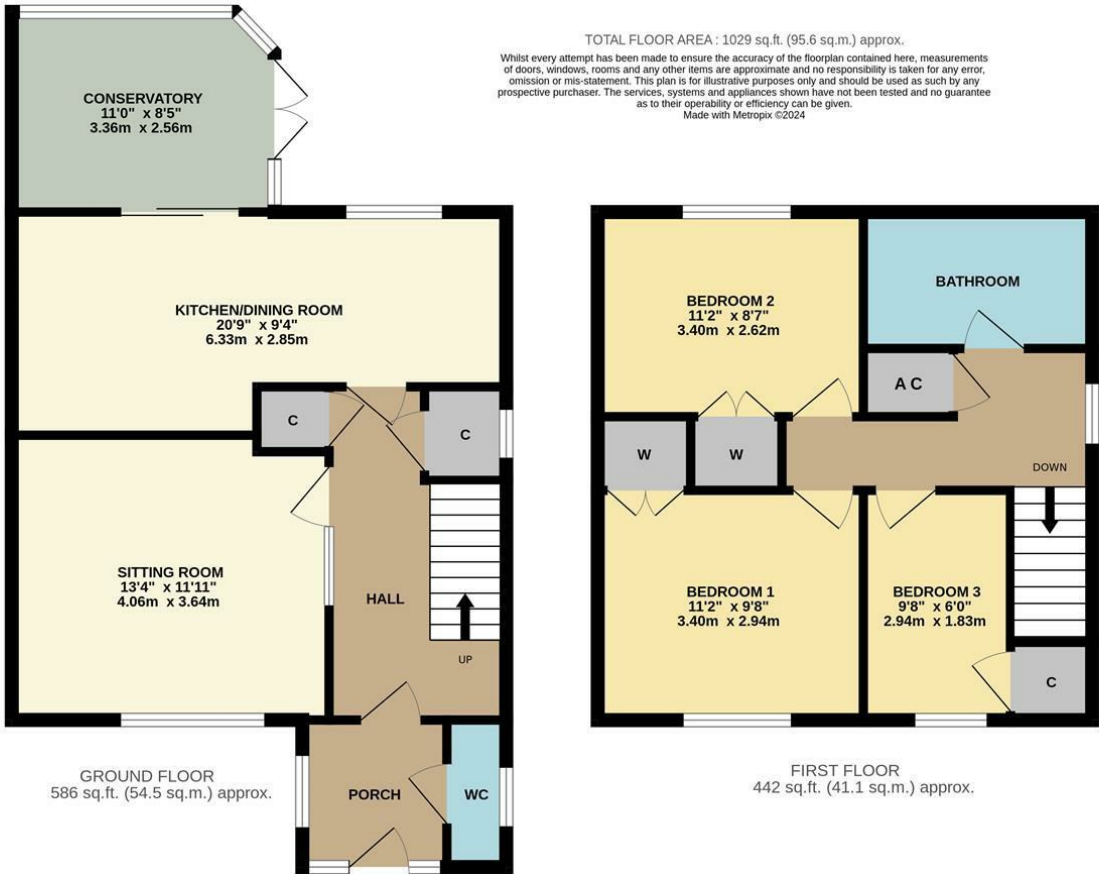
Take the A4 Bath road from the town and at the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Turn the first left at the traffic lights into Queens Crescent. Take the next left into Minster Way. Follow the road to the end turning right into Ripon Close then right into Silbury Close. The rear of property will then be found on the right hand side and a pathway leads around to the front.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

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)