

# 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 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 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

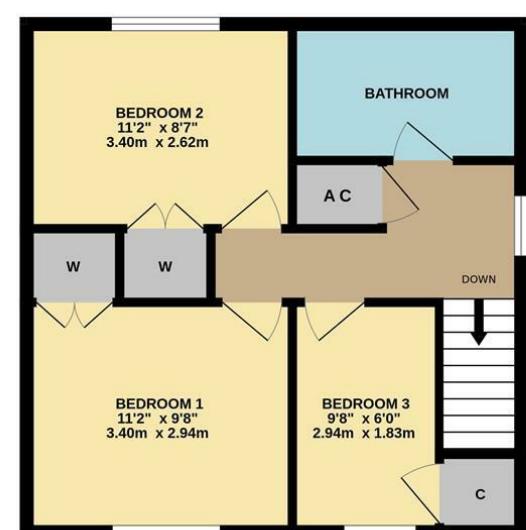
Up and over door.

### Directions

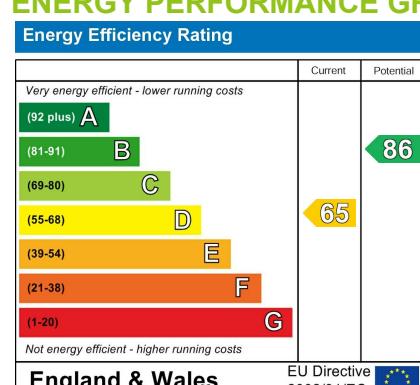
Take the A4 Bath road from the town and at the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Turn the first left at the traffic lights into Queens Crescent. Take the next left into Minster Way. Follow the road to the end turning right into Ripon Close then right into Silbury Close.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



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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

## GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

Tel 01249 444449 | Fax 01249 448989

Email [info@goodmanwb.co.uk](mailto:info@goodmanwb.co.uk)

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