



33 Wells Close, Chippenham, SN14 0QD

A much improved and beautifully presented four bedroom detached house ideally situated at the end of a quiet cul-de-sac within the sought after Queens Crescent Area. The accommodation on the ground floor offers a entrance porch, reception hall with refitted cloakroom, sitting room with feature fireplace and sliding pocket double doors to a separate dining room with patio doors to the garden, a refitted and well appointed kitchen/breakfast room with large central island and a useful utility room. The first floor boasts a master bedroom with a refitted en-suite shower room, three further bedrooms and a refitted family bathroom. Other benefits include double glazing and gas central heating. To the front is a lawned garden and driveway providing off road parking leading to the garage/store. To the rear is a good size enclosed garden with extensive paved area and lawn beyond.

Situation
The property is conveniently situated at the end of a quiet cul-de-sac in a 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 door to:

Entrance Porch
Obscure double glazed window to side. Wood laminate flooring. Obscure double glazed door to:

Reception Hall
Stairs to first floor with cupboard under. Radiator. Luxury vinyl tiles. Doors to:

Cloakroom
Obscure double glazed window to front. Ladder radiator. Wall hung wash basin with chrome mixer tap and tiled splash backs. Close coupled WC.

Sitting Room
Double glazed window to front. Feature fireplace with stone surround and hearth. Radiator. Wood laminate flooring. Pocket double doors to:

Dining Room
Double glazed sliding patio doors to rear. Radiator. Wood laminate flooring. Part glazed door to:

Refitted Kitchen/Breakfast Room
Two double glazed windows to rear. Double glazed door to rear. Range of drawer and cupboard base units incorporating a large central island. Matching wall mounted cupboards. Worksurfaces with matching upstands and inset one and a

half bowl ceramic sink unit with stainless steel mixer tap. Integrated dishwasher and fridge/freezer. Larder cupboard. Wood laminate flooring. Spotlights. Radiator. Space for range cooker with extractor over. Door to:

Utility Room
Radiator. Wood laminate flooring. Range of drawer and cupboard base units. Worksurfaces with matching upstands and inset single bowl single drainer stainless steel sink unit with mixer tap. Space and plumbing for automatic washing machine. Further appliance space. Cupboard housing boiler. Spotlights.

First Floor Landing
Access to roof space. Cupboard housing hot water tank. Doors to:

Bedroom One
Double glazed window to front. Radiator. Door to:

En-Suite Shower
Ladder radiator. Shower cubicle. Wall hung wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Luxury vinyl tiles. Spotlights. Extractor.

Bedroom Two
Double glazed window to rear. Radiator.

Bedroom Three
Double glazed window to front. Radiator.

Bedroom Four
Double glazed window to front. Radiator.

Bathroom
Obscure double glazed window to rear. Ladder radiator. 'P' shaped bath with chrome mixer tap. Separate shower over with screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Spotlights. Extractor.

Outside
Front Garden

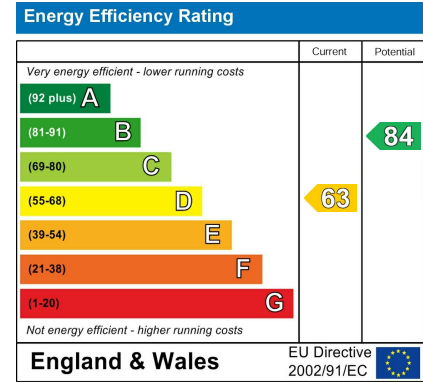
Front Garden
Driveway leading to garage. The remainder is laid to lawn with shrub borders.

Garage/Store
Up and over door. Double glazed window to side. Power and light.

Rear Garden
Good size enclosed garden with gated side access. Extensive full width patio with low level sleeper retaining wall, lawn beyond and shrub borders.

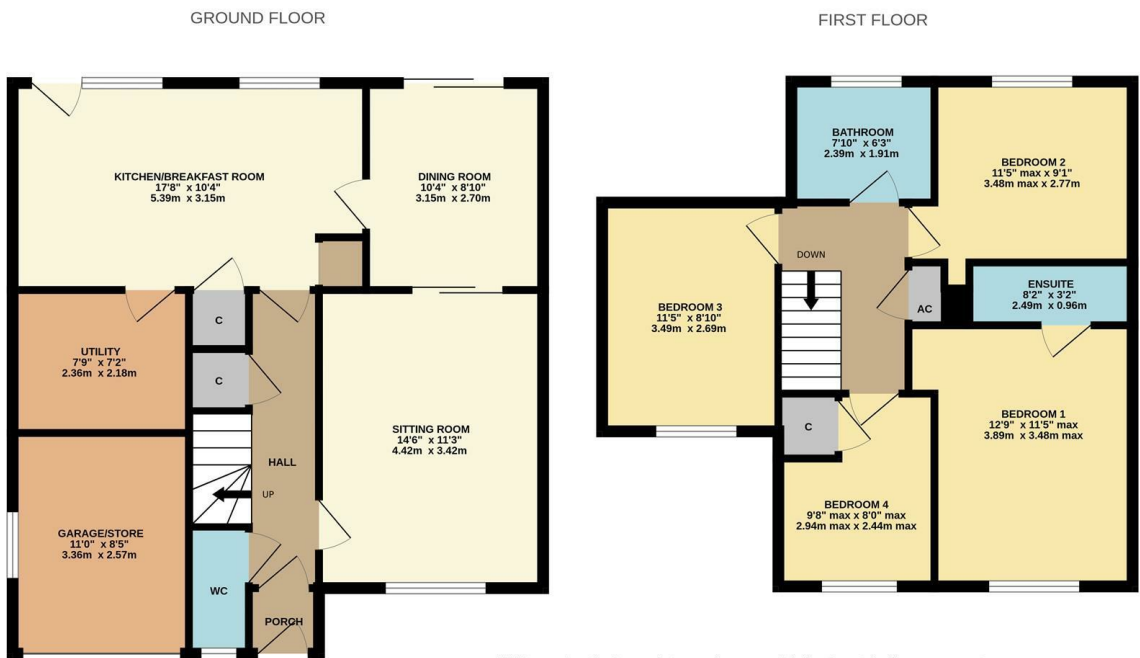
Directions
Take the Bath Road from the town. At the roundabout by the Pheasant Pub turn right into Hungerdown Lane. Take the next left at the traffic lights into Queens Crescent. Take the first left into Minster Way then second left into Wells Close. The property will then be found at the end of the cul-de-sac on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

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)