



11 York Close
Chippenham, SN14 0QB

GOODMAN WARREN BECK

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£425,000

A well-presented three-bedroom detached home situated in a cul-de-sac within the popular Queens Crescent area. The property has recently undergone a series of improvements, including a newly fitted kitchen and bathroom, redecoration throughout in neutral tones, and new carpets. The accommodation comprises an entrance hall, cloakroom, and a sitting room opening through to the dining room. There is also a refitted kitchen, sun room, and utility room.

To the first floor are three bedrooms, with bedroom two benefiting from a walk-in eaves storage room offering excellent potential for use as a home office or a spacious walk-in wardrobe, along with a refitted family bathroom. Further benefits include two garages, driveway parking, and an enclosed rear garden. The property is offered for sale with no onward chain.

SITUATION

The property is conveniently situated in the corner of a quiet cul-de-sac within the sought after Queens Crescent area on the western side of town within walking distance of local schools and shop. Chippenham has a wide range of amenities to include 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:

Door to:

ENTRANCE HALL

Stairs to first floor. Understairs storage cupboard. Radiator.

CLOAKROOM

Double glazed window to front. WC. Wash basin. Radiator.

SITTING ROOM

Dual aspect with windows to front and side. Radiator. Fireplace with wood burning stove. Open to Dining Area.

DINING AREA

Double glazed patio doors to the rear garden. Radiator. Door to Kitchen.

REFITTED KITCHEN

Double glazed window to rear. Fitted with a range of wall and base units comprising cupboards and drawers. Worksurfaces with matching upstand. Single drainer stainless steel single drainer sink unit with chrome mixer tap. Space for cooker. Further appliance space. Pantry cupboard.

SUN ROOM

Door to Garage. Sliding double doors to garden. Door to Utility Area.

UTILITY AREA

Double glazed window to the side. Door to Garage.

FIRST FLOOR LANDING

Door to bedrooms and bathroom. Access to loft. Window to side. Built-in cupboard housing hot water tank.

BEDROOM ONE

Window to front. Built-in wardrobe with sliding mirror doors.

BEDROOM TWO

Double glazed window to rear. Sliding door to walk in under eaves store.

EAVES STORAGE

Eaves storage. Window to rear. Light. Radiator.

BEDROOM THREE

Double glazed window to rear.

REFITTED BATHROOM

Window to front. Panelled bath with chrome mixer tap and shower attachment. Close coupled WC with concealed cistern. Vanity wash basin with drawers under. Tiling to principal areas. Chrome ladder radiator.

OUTSIDE

FRONT GARDEN

Gravel driveway leading to garage.

REAR GARDEN

Enclosed by hedging and timber fencing. Gated access to front.

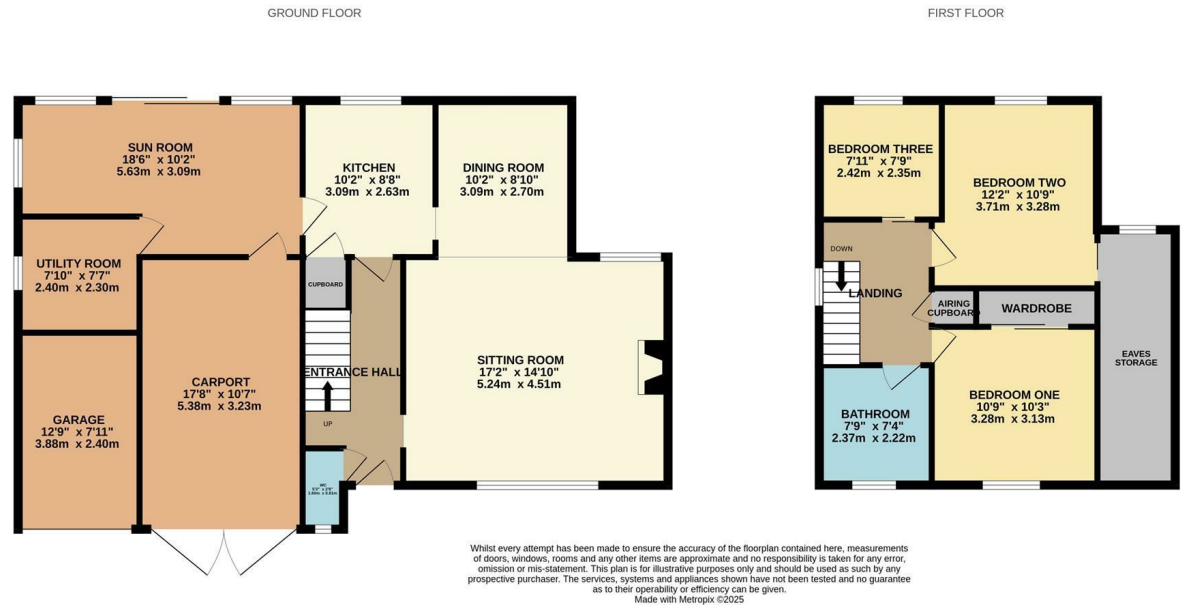
TWO SINGLE GARAGES

Left Garage - Up and over door.

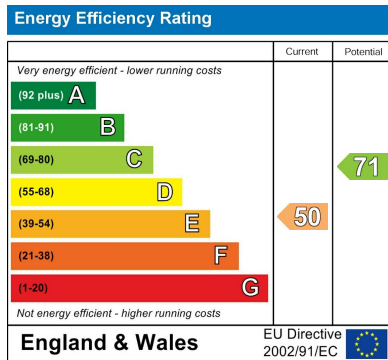
Right Garage - Double doors to the front. Power and light. Window. Door to rear.

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 turning on the left into Minster Way and then first left into York Close, where the property can 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)

