



48 Andrews Close, Chippenham, SN14 0TX

An extended and much improved four bedroom semi detached house pleasantly situated in a quiet cul-de-sac on the western side of town offering easy access to a wide range of amenities. The property is well presented throughout with the ground floor offering an impressive refitted kitchen/dining room with large central island, a good size room with French doors to the garden, a generous entrance porch with storage and cloakroom. The first floor has four bedrooms, two of which have fitted wardrobes and a well appointed refitted bathroom with over bath shower. Other benefits include Oak internal doors, double glazing and a replacement Worcester boiler. Set on a corner plot the property enjoys a lawned front garden and ample parking to the side with space for three vehicles and access to the garage. To the rear is an enclosed west facing garden with seating area and lawn.

Situation

The property is located within a cul-de-sac 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:

Obscure double glazed entrance door to:

Entrance Porch

Fitted cupboards and shelving. Door to:

Inner Hall

Double glazed window to front. Radiator. Stairs to first floor. Door to:

Refitted Kitchen/Dining Room

Two double glazed windows to front and double glazed window to rear. Obscure double glazed door to side. Two radiators. Fitted with an extensive range of drawer and cupboard base units incorporating central island and matching wall mounted cupboards. One and a half bowl stainless steel single drainer sink unit with chrome mixer tap. Built-in electric oven and hob. Integrated fridge and freezer. Space for automatic washing machine and dishwasher. Wood laminate flooring. Spotlights. Oak door to inner lobby. Oak double doors to:

Sitting Room

Double glazed French doors to rear. Two radiators. Feature electric fireplace. Understairs storage cupboard. Wood laminate flooring. Two wall lights. Coving.

Front Garden

Laid to lawn to front with path to front door and slate chipping border.

Side Garden

Block paved driveway leading to garage providing off road parking. Tarmacadam area to the side providing additional off road parking for two cars. Gated side access.

Garage

Up and over door.

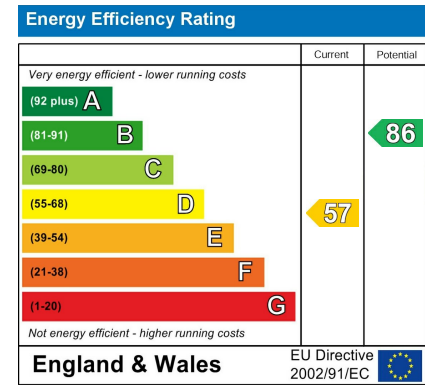
Rear Garden

Enclosed westerly facing garden. Paved seating area with the remainder laid to lawn with raised flower borders and an area of decorative shingle.

Directions

From the town centre proceed up New Road through the railway arches into Marshfield Road. At the mini roundabout turn left into Audley Road. At the next mini roundabout turn right into Sheldon Road and take the second right into Stonelea Close. Take the first turning on the left into Andrews Close, follow the road and the property can be found on the left had side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

GOODMAN WARREN BECK

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£340,000

Inner Lobby

Double glazed window to rear. Radiator. Oak door to:

Cloakroom

Obscure double glazed window to rear. Radiator. Wall hung wash basin with tiled splashbacks. Close coupled WC.

First Floor Landing

Double glazed window to rear. Radiator. Storage cupboard. Cupboard housing replacement Worcester gas fired combination boiler. Oak doors to:

Bedroom One

Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom Two

Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom Three

Double glazed window to front. Radiator.

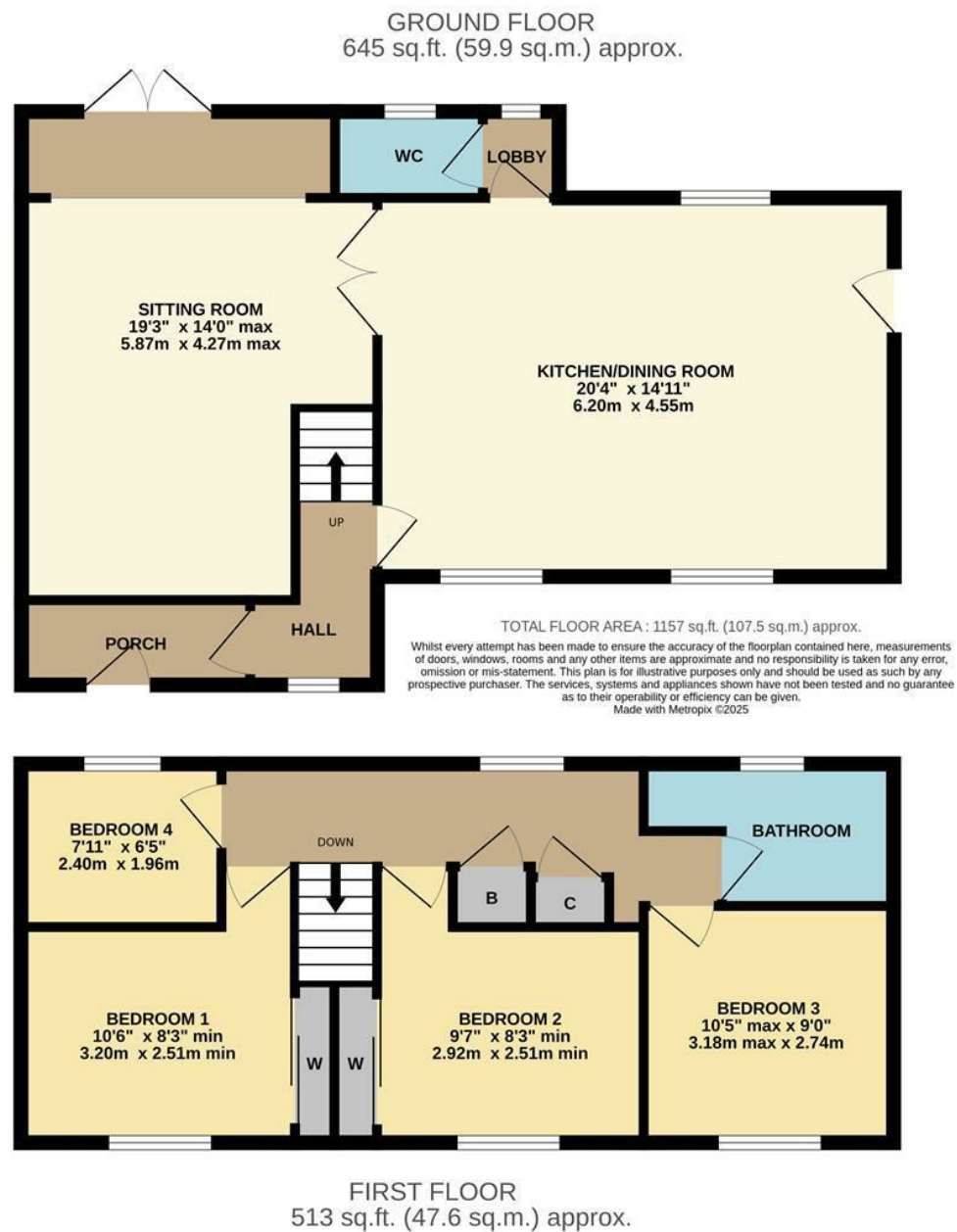
Bedroom Four

Double glazed window to rear. Radiator.

Refitted Bathroom

Obscure double glazed window to rear. Radiator. Bath with chrome mixer tap and shower attachment, separate shower over and shower screen. Countertop vanity wash basin with chrome mixer tap. Close coupled WC. Spotlights. Extractor. Tiling to principal areas.

Outside



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)