



22 Wells Close, Chippenham, SN14 0QD

GOODMAN WARREN BECK

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Price Guide £450,000

NO ONWARD CHAIN! A mature four bedroom detached house pleasantly tucked away in a small quiet cul-de-sac within the sought after Queens Crescent area with the added benefit of a south facing rear garden. The ground floor accommodation offers a reception hall with guest cloakroom, sitting room leading through to a separate dining room with patio doors to the garden, kitchen with an additional kitchen/utility area and a double glazed conservatory. The first floor has four bedrooms, three of which have built-in wardrobes/storage and a shower room. Other benefits include double glazing and gas central heating. The property enjoys a generous frontage with lawn and driveway providing off road parking leading to an integral garage with electric roller door. To the rear is an enclosed garden with a large two tier patio and lawn beyond.

Situation

The property is conveniently situated in 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:

Obscure double glazed door to:

Reception Hall

Radiator. Stairs to first floor with cupboard under. Doors to:

Cloakroom

Obscure double glazed window to front. Radiator. Wash basin with cupboard under. Low level WC. Tiling to half height.

Sitting Room

Double glazed window to front. Radiator. Archway to:

Dining Room

Double glazed sliding patio doors to rear. Radiator. Bi-fold door to:

Kitchen

Double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap. Built-in electric hob and double oven with extractor over. Integrated dishwasher. Recess for fridge/freezer. Tiled floor. Archway to:

Utility/Kitchen

Drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks. Integrated fridge/freezer. Space and plumbing for automatic washing machine. Tiled floor. Multi-glazed door and window to:

Conservatory

uPVC double glazed on brick built base with French doors to garden. Radiator. Two wall light points.

First Floor Landing

Access to roof space. Airing cupboard with radiator. Doors to:

Bedroom One

Double glazed window to front. Radiator. Two wall light points.

Bedroom Two

Double glazed window to rear. Radiator. Full width built-in wardrobes.

Bedroom Three

Double glazed window to front. Radiator. Fitted double wardrobe.

Bedroom Four

Double glazed window to front. Radiator. Overstairs cupboard.

Shower Room

Double glazed window to rear. Radiator. Corner shower cubicle. Pedestal wash basin. Low level WC. Fitted cupboards. Tiling and aqua panels.

Outside

Front Garden

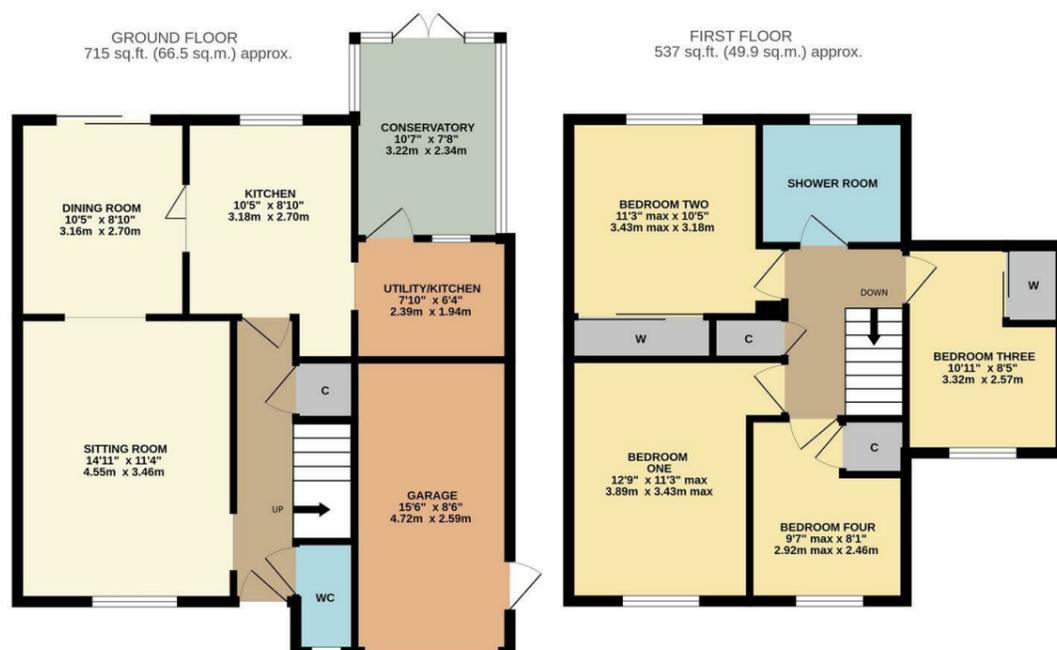
Generous frontage with lawn, low level hedge and borders. Driveway leading to garage providing off road parking. Path to gated side access to rear garden.

Integral Garage

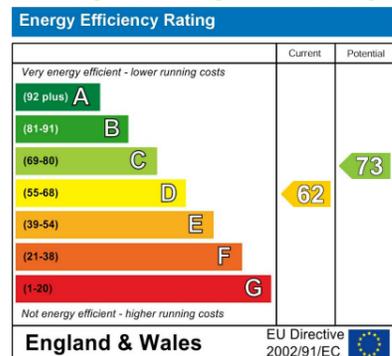
Electric roller door. Gas fired boiler for central heating and hot water. Power and light.

Rear Garden

Good size enclosed south facing garden. Extensive two tier patio area with lawn beyond.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

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