



5 Hickory Way
Chippenham, SN15 1FP

GOODMAN WARREN BECK

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A much improved and beautifully presented former Show Home ideally situated on the first phase of the Birds Marsh development offering easy access to the M4 motorway and within walking distance of the town centre and mainline station. This spacious four bedroom semi detached house also has the benefit of 4 years remaining of the NHBC warranty. The ground floor accommodation offers a welcoming reception hall with tiled floor and guest cloakroom, sitting room, a well appointed kitchen/dining room with a range of fitted units and integrated appliances, useful utility and a large double glazed conservatory with a tiled floor and underfloor heating. The first floor boasts a master bedroom with built-in wardrobes and upgraded en-suite shower room, second bedroom with built-in wardrobes, two further bedrooms and an upgraded family bathroom. Other benefits include double glazing, gas central heating and solar panels with a battery. To the front is a low maintenance garden with a driveway to the side providing off road parking for two vehicles with the added provision of an EV charging point. The garage is a good size with eaves storage and a personal door to the rear meaning it can be access to from the rear garden. The rear garden itself is fully enclosed and laid mainly to lawn with a flower and shrub border.

SITUATION

The property is ideally situated on the northern outskirts of the town close yet only five minutes drive from the town centre and mainline railway station (London-Paddington). Junction 17 of the M4 motorway is c.4 miles offering commuting to the major centres of Bath, Bristol, Swindon & London.

ACCOMMODATION COMPRISING:

Double glazed entrance door to:

RECEPTION HALL

Double glazed window to side. Stairs to first floor. Radiator. Tiled floor. Storage cupboard. Doors to:

CLOAKROOM

Radiator. Corner pedestal wash basin with chrome mixer tap and tiled splashbacks. Close coupled WC. Tiled floor. Extractor.

SITTING ROOM

Double glazed window to front. Radiator.

KITCHEN/DINING ROOM

Double glazed window to rear. Radiator. Extensive range of high gloss drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Worksurfaces with matching upstands and inset one and a half bowl single

drainer sink unit with mixer tap. Built-in stainless steel gas hob with splashback and stainless steel extractor over. Integrated dishwasher and fridge/freezer. Tiled floor. Door to Utility Room. Double glazed French doors.

UTILITY ROOM

Double glazed window to side. Radiator. Worksurface with matching upstands. Space and plumbing for washing machine. Space for tumble drier. Tiled floor. Extractor.

CONSERVATORY

uPVC double glazed with Bi-folding doors to the Garden. Tiled flooring with underfloor heating.

FIRST FLOOR LANDING

Double glazed window to side. Radiator. Access to roof space with drop down ladder and light, boarded and shelved for storage. Storage cupboard. Doors to:

MASTER BEDROOM

Double glazed window to front. Radiator. Built in triple wardrobe. Door to:

EN-SUITE SHOWER ROOM

Ladder radiator. Extra wide fully tiled shower cubicle. Vanity wash basin with chrome mixer tap

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£440,000

and tiled splashback. Close coupled WC. Extractor. Shaver point. Tiled floor.

BEDROOM TWO

Double glazed window to rear. Radiator. Built-in triple wardrobes.

BEDROOM THREE

Double glazed window to front. Radiator.

BEDROOM FOUR

Double glazed window to rear. Radiator.

BATHROOM

Obscure double glazed window to side. Panelled bath with chrome mixer tap and separate shower over with screen. Pedestal wash basin with chrome mixer tap and tiled splashbacks.

OUTSIDE

FRONT GARDEN

Shrubs with steps to front door.

DRIVEWAY

Driveway providing off road parking for two vehicles with EV charging point.

GARAGE

Up and over door. Power and light. Eaves storage. Personal door to rear garden.

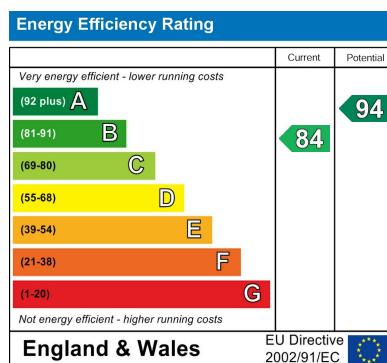
REAR GARDEN

Enclosed by fencing with gated side access to driveway. Laid to lawn with flower and shrub border. Path leading to personal door to rear of garage.

DIRECTIONS

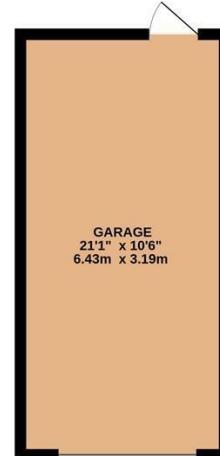
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. At the roundabout take the second exit into Langley Road continue up the hill. Continue straight over at the mini roundabout and take the turning left into Hill Corner Road. Take the next right into Hickory Way and the property will be found on the left hand side.

ENERGY PERFORMANCE GRAPHS

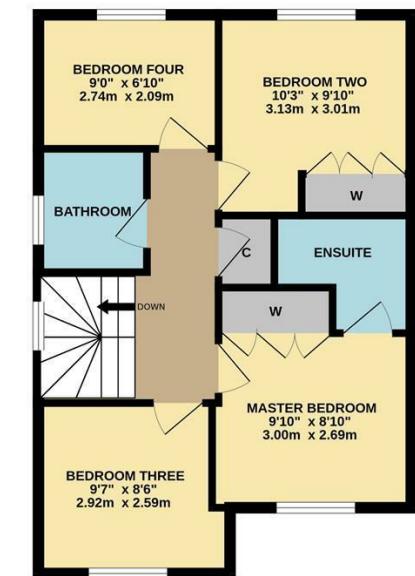


Council Tax Band:

Tenure: Freehold



GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



FIRST FLOOR
515 sq.ft. (47.8 sq.m.) approx.

TOTAL FLOOR AREA : 1400 sq.ft. (130.1 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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