



46 Andrews Close, Chippenham, SN14 0TX

A modern well presented and extended three bedroom detached house ideally situated in a quiet cul-de-sac on the western side of town and offering easy access to a wide range of amenities with the added benefit of a south facing rear garden.

The ground floor accommodation offers a welcoming reception hall, a good size dual aspect sitting room with French doors to the garden and a kitchen/dining room with a range of fitted units and ample space for a dining table and chairs. The first floor then offers two double bedrooms, a third single bedroom and a well appointed bathroom with bath and separate shower cubicle. Other benefits include double glazing and gas central heating.

To the front is a block paved driveway providing ample off road parking leading to the garage which has power and light. To the rear is an enclosed south facing garden with patio area, lawn and decked seating area.

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:

Double glazed entrance door to:

Reception Hall

Double glazed window to side. Radiator. Stairs to first floor with recess under. Wood laminate flooring. Cupboard housing meters. Doors to:

Sitting Room

Double glazed window to front. Double glazed French doors opening to garden. Radiator. Doorway to:

Kitchen/Dining Room

Double glazed window to rear. Double glazed door to garden. Radiator. Range of Shaker style drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks. and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for cooker with stainless steel extractor. Space and plumbing for washing

Rear Garden

Enclosed by fencing. Side passageway with gated access to the front and personal door to garage. Patio area with lawn beyond plus a further entertaining area to the rear of the lawn, sleepers and decked seating area. Shrub borders. Outside light. Outside tap.

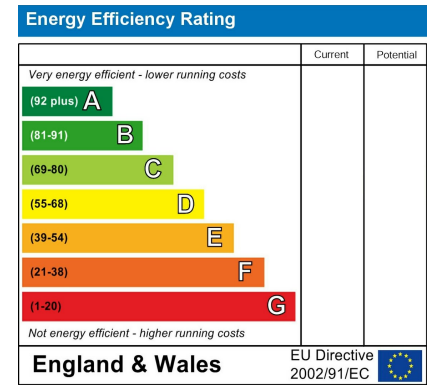
Garage

Up and over door. Power and light.

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:

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

£350,000

machine. Space for undercounter fridge and also fridge/freezer. Built-in cupboard. Tiled floor to kitchen area. Wood laminate flooring to dining area.

First Floor Landing

Access to part boarded roof space with power, light and gas fired combination boiler. Doors to:

Bedroom One

Double glazed window to rear. Radiator. Storage recess with drawers.

Bedroom Two

Double glazed window to font. Radiator.

Bedroom Three

Double glazed window to front. Radiator. Overstairs storage.

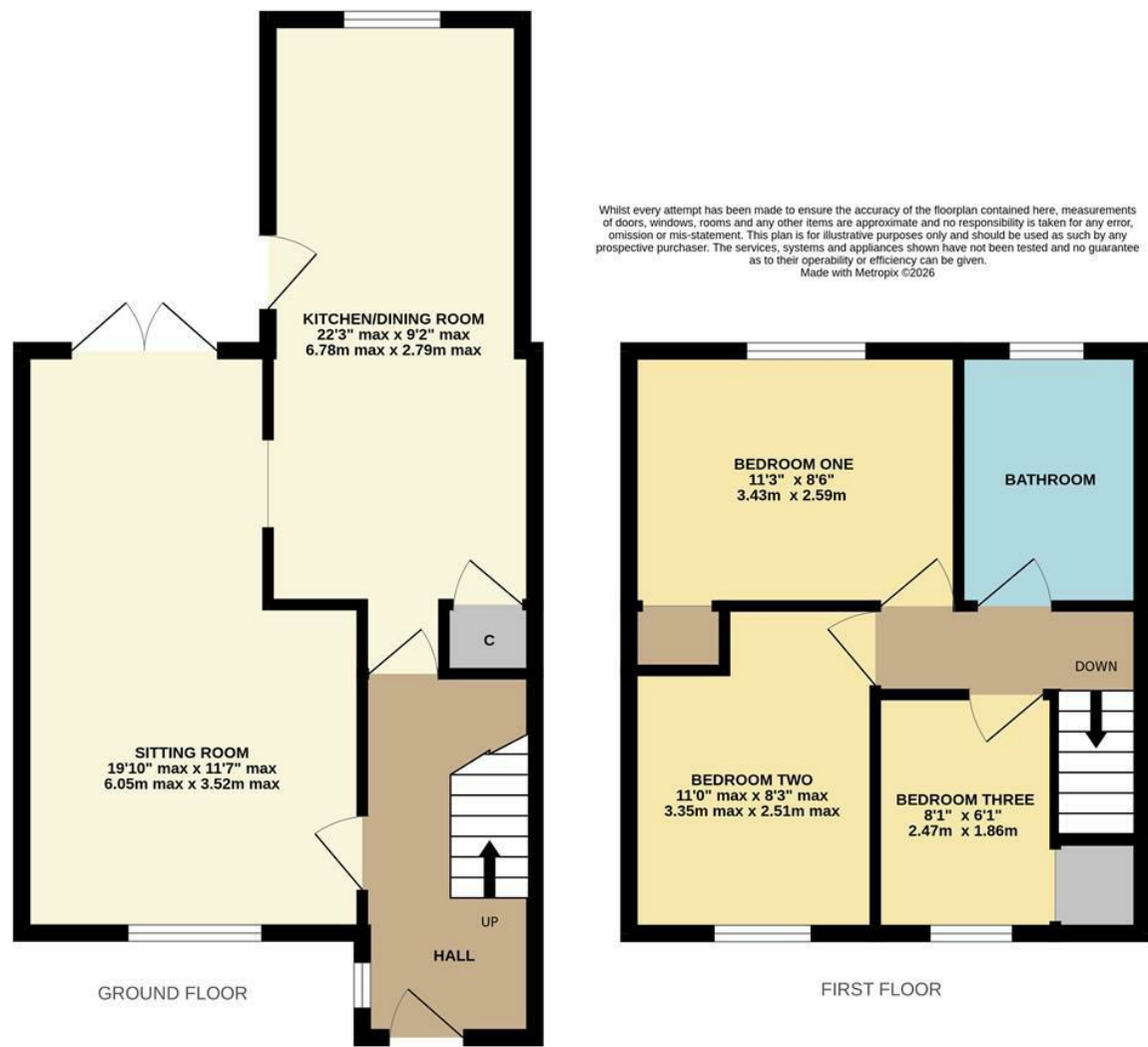
Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with chrome mixer tap, shower attachment and tiling to principal areas. Separate fully tiled shower cubicle. Countertop style vanity wash basin. Close coupled WC. Tiled floor. Spotlights.

Outside

Front Garden

Block paved driveway providing ample off road parking.



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)