

# 20 Elms Road, Chippenham, SN15 1UR

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£395,000

Set in an enviable position with no passing traffic and a wonderful feeling of open space around it yet offering swift and easy access to the town centre, mainline station and M4 motorway. The property is beautifully presented throughout and offers spacious accommodation arranged over three floors. The ground floor offers a welcoming reception hall with useful storage cupboard, guest cloakroom, study and an open plan kitchen/dining/family space with a range of fitted units and large glazed bay with French doors opening to the garden. The first floor offers a good size formal sitting room which could be used as a fourth bedroom and a master bedroom with well appointed en-suite shower room. The top floor then boasts two more, good sized double bedroom and bathroom with over bath shower. Other benefits include double glazing and gas central heating. To the rear is a pleasant enclosed garden enjoying a good degree of privacy and a wooded outlook to the side. This then gives access to the garage with an electric up and over door and a driveway to the front providing off road parking.

## Situation

The property is ideally situated on the northern outskirts of the town 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

Entrance door to:

## Reception Hall

Stairs to first floor. Radiator with decorative cover. Amtico flooring with fitted doormat. Doors to:

## Utility Cupboard

Space and plumbing for automatic washing machine. Gas fired boiler for central heating and hot water.

## Cloakroom

Obscure double glazed window to side. Radiator. Pedestal wash basin with chrome mixer tap and tiled splashbacks. Close coupled WC. Amtico flooring.

## Study

Double glazed window to front with shutters. Radiator. Amtico flooring.

## Kitchen/Dining Room/Family Room

Double glazed French doors and side panels to rear. Two radiators - one with a decorative cover. Storage cupboard. Amtico flooring. Spotlights to kitchen area. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Worksurfaces with matching upstands and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in

stainless steel gas hob with splashback and extractor over. Built-in eye level oven. Integrated dishwasher. Fridge & freezer.

## First Floor Landing

Radiator. Stairs to second floor. Double cupboard housing hot water tank with shelving. Doors to second floor.

## Sitting Room

Two double glazed windows to rear with shutters. Two radiators.

## Master Bedroom

Two double glazed windows to front with shutters. Radiator. Door to:

## Ensuite

Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Tiled floor. Extractor. Ladder radiator. Shaver point.

## Second Floor Landing

Doors to:

## Bedroom Two

Double glazed window to front with shutters. Skylight. Radiator. Access to roof space.

## Bedroom Three

Two skylights to rear. Radiator.

## Bathroom

Panelled bath with chrome mixer tap and separate shower over with screen. Tiling to principal areas. Ladder radiator. Pedestal wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Tiled floor. Extractor.

## Outside

### Rear Garden

Enclosed by fencing with gated side access. Patio area. Path leading to gravelled area with door to garage. Outside power points. Outside tap.

### Garage & Driveway

Electric up and over door. Power and light. Boarded eaves storage. Driveway to front providing off road parking.

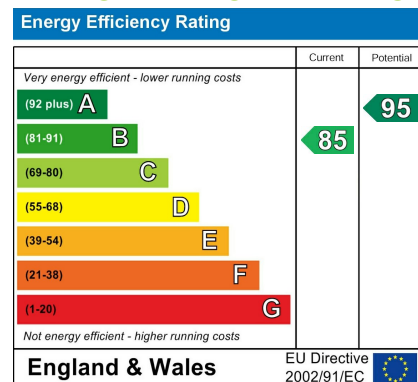
### Directions

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 at the next roundabout take the first exit, follow this road around and take a left again at the next roundabout which takes you into Gainey Gardens. Follow this road until you reach Elms Road.

### Agents Note

There is a grounds maintenance fee which is approximately £200 per annum.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

TOTAL FLOOR AREA: 1167 sq.ft. (108.4 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. Made with Metropix ©2025

