



# 25 King Alfred Street, Chippenham, SN15 1NP

GOODMAN WARREN BECK

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

£450,000

A much improved and extended three/four bedroom semi detached situated in this sought after cul-de-sac within easy walking distance of school, park, town centre and mainline station. The property is well presented throughout with the ground floor offering an impressive open plan kitchen/dining/family room with a large central island and two sets of French doors opening to the garden. This complemented by a sitting room with bay window and fireplace, a reception hall, side porch, fourth bedroom/family room and a shower room. The first floor has two double bedrooms - one having a bay window and the other having full width fitted wardrobes, a single bedroom and a shower room. Other benefits include double glazing, gas central heating and a driveway to the front providing off road parking for two vehicles. The large south facing rear garden is a particular feature of the property with two seating areas, a large area of lawn and mature trees and shrubs.

## Situation

The property is delightfully situated in this most sought after cul-de-sac within walking distance of the town centre, mainline rail station and town centre with its extensive range of amenities. Many of the towns sporting facilities are close by along with the picturesque John Coles Park with its bandstand. 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

Double glazed windows to front and side. Composite door with full height obscure double glazed side panels to:

## Reception Hall

Stairs to first floor with cupboard under. Radiator. Luxury vinyl tiled floor. Stripped wooden doors to:

## Sitting Room

Double glazed bay window to front. Radiator. Feature fireplace with wood burning stove, oak beam and granite hearth. Picture rails.

## Kitchen/Breakfast Room

Range of drawer and cupboard base units incorporating a large central island with matching wall mounted cupboards with under unit lighting. Solid wood worksurface with matching upstands and inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap. Built-in stainless steel gas hob and electric oven with stainless steel extractor over. Integrated dishwasher. Fridge/Freezer. Water Softener. Luxury vinyl tiled floor. Multi glazed door and window to side porch. Opening through to:

## Dining/Family Room

Two sets of double glazed doors and windows to rear. Radiator. Luxury vinyl tiled floor. Spotlights. Two wall lights.

## Side Porch

Obscure double glazed window and door to front. Two Skylights. Radiator. Spotlights. Doors to double utility cupboard with space and plumbing for washing machine and space for tumble drier. Double glazed door to rear garden. Doors to:

## Bedroom/Family Room

Double glazed window to side. Radiator.

## Shower Room

Skylight. Radiator. Fully tiled shower cubicle. Vanity wash basin with cupboard under. Close coupled WC. Shaver point. Spotlights. Extractors.

## First Floor Landing

Double glazed window to side. Access to roof space. Stripped wooden doors to:

## Bedroom One

Double glazed bay window to front. Radiator. Picture rails.

## Bedroom Two

Double glazed window to rear. Radiator. Full width fitted wardrobes. Picture rails.

## Bedroom Three

Double glazed window to front. Radiator. Picture rails.

## Shower Room

Obscure double glazed window to rear. Chrome ladder radiator. Extra wide shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Tiled floor. Spotlights. Extractor.

## Outside

### Front Garden

With low level wall and driveway providing off road parking. Further block paved area providing additional parking with shrub border.

### Rear Garden

A really good size south facing enclosed by timber fencing and a stone wall. Full width paved seating area with steps down to lawn. Planted with tree and mature shrubs. Further large seating area at the end of the garden. Two garden sheds. Two power points - one on each patio.

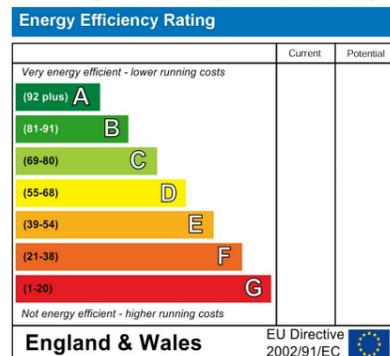
## Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the left hand lane and go over the mini roundabout. Take the second right into Hardenhuish Avenue and then the first right into King Alfred Street. The property will then be found on the right hand side.

## Agents Note

There is an improvement indicator showing against the council tax band for this property.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

