



15 Hardenhuish Avenue
Chippenham, SN15 1NL

GOODMAN WARREN BECK

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An extended and much improved four bedroom semi detached house situated in the sought after 'Yewstock' area within easy walking distance of town, park, schools and mainline station. The accommodation is beautifully presented throughout with the ground floor offering a stunning open plan kitchen/dining room with skylights and bi-fold doors to the garden. This is complemented nicely by two reception rooms, useful study, utility and guest cloakroom. The first has a master bedroom with a quality en-suite shower room with large walk-in shower, three further bedrooms and a well appointed family bathroom. Other benefits include double glazing and gas central heating. To the front is a block paved driveway providing off road parking and to the rear is a delightful, large, east facing garden.

SITUATION

The property is situated in this sought after area of the town offering easy access to a wide range of amenities. The two highly rated senior schools enjoying Academy status are a short walk away and the town centre with its numerous amenities and mainline rail station are within easy walking distance. The delightful John Coles Park with its band stand and bowls club are also close by. M4 J.17 is c. 4 miles north providing swift access to the main commuter areas of Swindon, Bath and Bristol.

ACCOMMODATION COMPRISES:

RECESSED PORCH

Double glazed entrance door with side panels to:

RECEPTION HALL

Stairs to first floor with cupboards under. Picture Rails. Radiator. Door way to Study. Doors to:

CLOAKROOM

Radiator. Wall hung wash hand basin with chrome mixer tap and tiled splash back. Close coupled WC. Extractor.

SITTING ROOM

Double glazed bay window to front. Radiator.

Feature gas fire with granite inset and hearth with wood surround. Picture Rails. Coving.

FAMILY ROOM

Contemporary Style Radiator. Feature fireplace. Picture Rail. Coving. Opening through to:

KITCHEN/DINING ROOM

Double glazed window to rear. Bi-fold doors to garden. Three skylights. Two contemporary style radiators. Spotlights. Range of drawer and cupboard base units. Quartz work tops with upstands and undermounted one and a half bowl sink unit with mixer tap. Central Island incorporating a breakfast bar. Built-in induction hob with extractor over. Built in double oven. Integrated dishwasher, fridge/freezer and wine fridge.

UTILITY

Obscure double glazed door to side. Cupboard base unit and matching wall mounted cupboards. Quartz work surfaces and upstands with stainless steel sink unit with mixer tap. Space for washing machine. Space for further appliance. Worcester gas fired boiler for central heating and hot water. Door to:

STORE

Obscure double glazed door to side.

GOODMAN WARREN BECK

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£535,000

FIRST FLOOR LANDING

Picture rails. Coving. Access to roof space. Light tunnel. Doors to:

BEDROOM ONE

Double glazed bay window to front. Radiator. Picture Rails. Door to:

EN-SUITE SHOWER ROOM

Obscure double glazed window to front. Chrome Ladder Radiator. Large walk in shower. Wall hung counter top vanity unit basin with drawers under. Close coupled WC. Fully tiled walls. Coving. Extractor.

BEDROOM TWO

Double glazed window to rear. Radiator. Picture rails.

BEDROOM THREE

Double glazed window to rear. Radiator.

BEDROOM FOUR

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

FAMILY BATHROOM

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with shower over.

Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Tiled floor. Cupboard housing hot water tank. Coving.

OUTSIDE

FRONT GARDEN

Block paved driveway. Gravelled are with a selection of shrubs and low walling to boundary. Gated side access to:

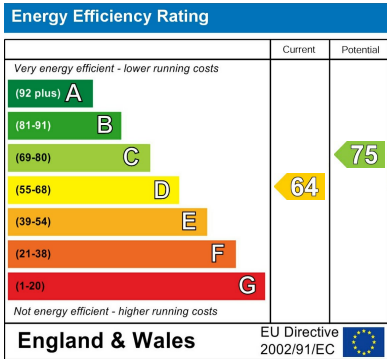
REAR GARDEN

Patio seating area. Lawned area with mature shrub borders leading to further graveled area with timber shed and patio seating area. Outside tap. Outside power supply.

DIRECTIONS

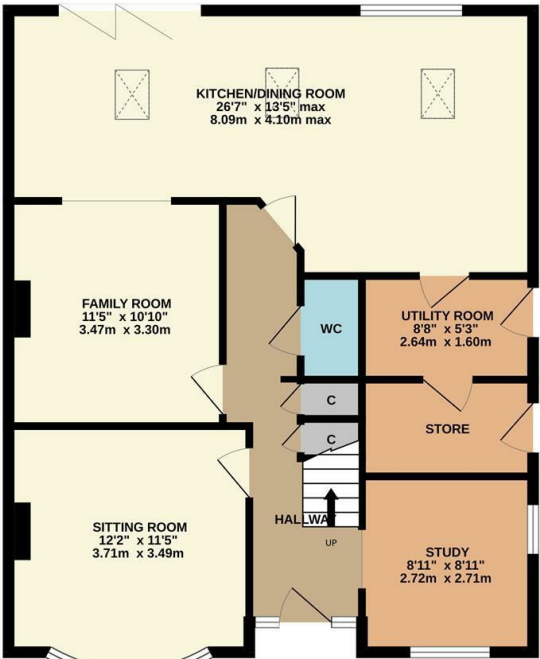
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the left hand lane and go over the mini roundabout. Take the second right into Hardenhuish Avenue and the property will be found on the right hand side before the turning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

ENERGY PERFORMANCE GRAPHS

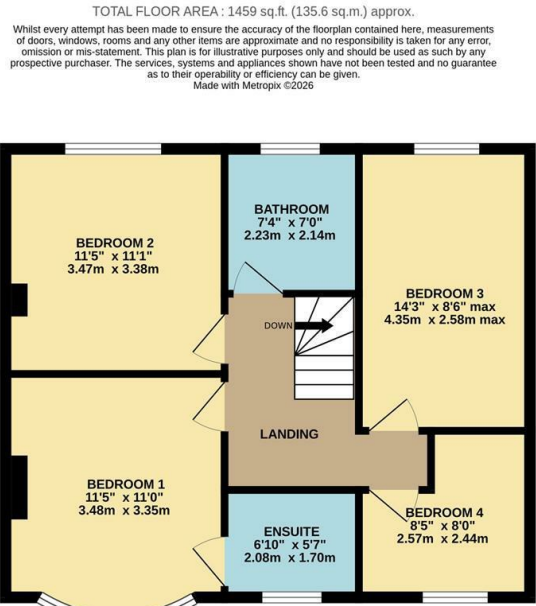


Council Tax Band: D

Tenure: Freehold



GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



FIRST FLOOR
605 sq.ft. (56.2 sq.m.) approx.

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