



Birch Grove, Chippenham

Price Guide £375,000

A well presented and extended three bedroom bay fronted semi-detached home located in an ideal position for families & commuters. The accommodation briefly comprises; entrance porch, entrance hall, cloakroom, sitting room, family room and kitchen/dining room to the ground floor. The first floor provides; three bedrooms and family bathroom. Externally there are front and well stocked rear gardens, long driveway and single detached garage. The property further benefits a host of original features including picture rails, original leaded windows and open fire places. An internal viewing is highly recommended.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Accommodation

With approximate measurements the accommodation comprises:

Ground Floor

Entrance Porch

With upvc double glazed French doors and window above to front, original door with leaded windows to...

Entrance Hall

With original door and sidelights to front, doors to cloakroom, sitting room, family room and kitchen/dining room, under stairs cupboard, under stairs boiler cupboard housing the gas fired combination boiler, carpeted stairs to the first floor landing, radiator, Oak flooring.

Cloakroom

With two piece white suite comprising low level w/c and wash hand basin, extractor fan, tiled floor.

Sitting Room 4.75m into bay x 3.96m (15'7" into bay x 13')

With upvc double glazed bay window to front, door to hall, open fireplace with full polish cast Iron back and granite hearth, radiator, picture rail, carpeted flooring.

Family Room 3.86m x 3.48m (12'8" x 11'5")

Open to kitchen / dining room, door to entrance hall, feature fire place, radiator, Oak flooring.

Kitchen / Dining Room 5.64m x 5.31m (18'6" x 17'5")

Dual aspect with upvc double glazed windows to rear and side, door to entrance hall and open to family room, fitted kitchen offering a matching range of wall and base units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, space for gas or electric oven & hob, cooker hood, space and plumbing for automatic washing machine, integral dishwasher, space for fridge/freezer, radiator, under floor heating, tiled flooring.

First Floor

Landing

With original leaded window to side, access to loft space, carpeted flooring, doors to...

Master Bedroom 4.78m into bay x 3.48m (15'8" into bay x 11'5")

With upvc double glazed bay window to front, radiator, carpeted.

Second Bedroom 3.89m x 3.89m (12'9" x 12'9")

With upvc double glazed window to rear, radiator, carpeted flooring.

Third Bedroom 2.87m x 2.29m (9'5" x 7'6")

With upvc double glazed window to front, radiator, carpeted.

Bathroom

With obscured upvc double glazed window to rear, fitted with a three piece white suite comprising; bath with mixer shower over, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, radiator, tiled floor.

Externally

Front Garden

The front garden has path and steps to front door, well stocked mature garden and access to rear garden.

Rear Garden

The rear garden is fence enclosed and benefits from a private aspect, well stocked with mature flowers, shrubs and trees, timber shed, summer house, lawn and patio areas, outside tap.

Garage & Driveway 5.31m x 2.31m (17'5" x 7'7")

A detached single garage with up and over door to front, power and light, upvc double glazed windows to side.



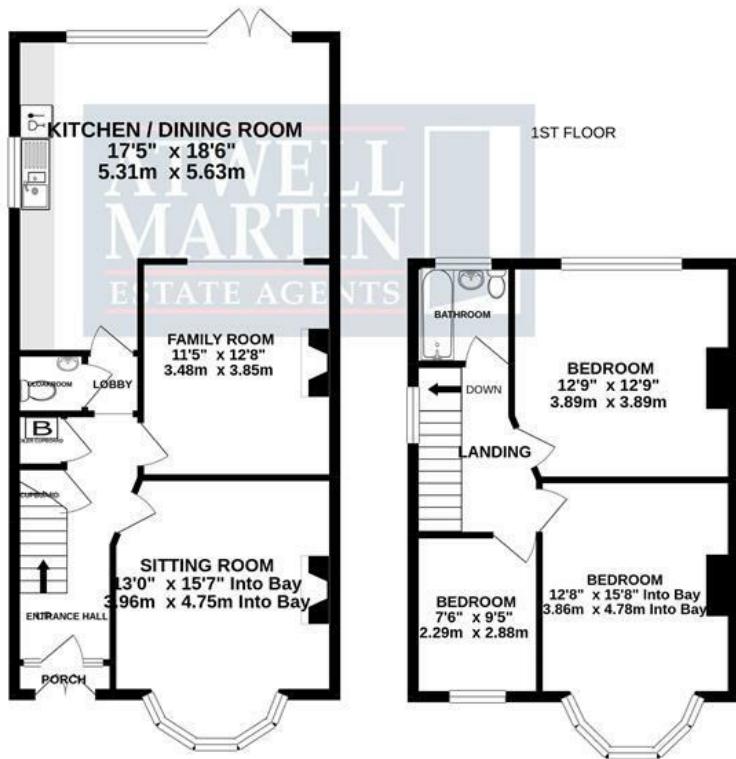




GARAGE
7'7" x 17'5"
2.31m x 5.30m

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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