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ESTATE AGENTS



Greenway Lane, Chippenham

Offers over £340,000

A well located and extended four bedroom detached family home situated just minutes away from, mainline train links, shops and amenities. This generously proportioned home briefly comprises; side entrance into a 17' Kitchen/Breakfast Room, utility room, cloakroom, sitting room and dining room to the ground floor. The first floor provides; master bedroom with ensuite bathroom, three further bedrooms and shower room. Externally there is ample off road driveway parking to front, enclosed rear garden and outbuildings which combine to create a bbq and bar entertaining space. This could easily be repurposed into other flexible use rooms from home working to home workouts. An internal viewing is highly recommended. No Onward Chain.

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

Kitchen / Breakfast Room 5.44m x 4.93m (17'10" x 16'2")

With upvc double glazed bow window to front, upvc double glazed window to side, door to sitting room, open to utility room, fitted kitchen offering a matching range of wall, base and display units, sink drainer inset to rolled edge work surfaces, part tiled, space for freestanding Rangemaster oven and hob, integral dishwasher, space for fridge, under stair cupboard, two radiators, tiled & vinyl flooring.

Utility Room 2.69m x 1.45m (8'10" x 4'9")

With upvc double glazed window to side, fitted with wall and base unit, roll edge work surface, space and plumbing for automatic washing machine and tumble dryer. Door to...

Cloakroom

With upvc obscure double glazed window to front, fitted with a two piece suite comprising; low level w/c and wash hand basin, radiator.

Sitting Room 4.93m x 3.56m (16'2" x 11'8")

With door from kitchen / breakfast room and open to dining room, feature stone corner fireplace with inset living flame effect gas fire, radiator, carpeted flooring.

Dining Room 4.93m x 2.29m (16'2" x 7'6")

With upvc double glazed french doors and side lights to rear, recessed display cabinet, radiator, carpeted.

First Floor

Landing

With upvc double glazed window to side, carpeted stairs rise from the kitchen / breakfast room, airing cupboard, carpeted. Doors to...

Master Bedroom 4.90m x 3.33m (16'1" x 10'11")

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

En-Suite Bathroom

With obscured upvc double glazed window to side, fitted with a three piece white suite comprising; corner bath with mixer shower over, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, laminate flooring.

Second Bedroom 4.42m x 2.41m (14'6" x 7'11")

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

Third Bedroom 3.63m x 2.41m (11'11" x 7'11")

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

Fourth Bedroom 2.41m x 1.88m (7'11" x 6'2")

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

Shower Room

Fitted with a three piece suite comprising; corner shower cubicle, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, radiator, extractor fan, vinyl flooring.

Externally

Front Garden & Parking

The front garden has been mainly laid to block paving to provide ample off road driveway parking, gated side access leads to the entrance door and rear garden.

Enclosed Rear Garden

The rear garden is low maintenance has been mainly laid to patio sitting area for outside entertaining, wall enclosed, sunken central area for table and chairs, pathways lead to the rear outbuilding.

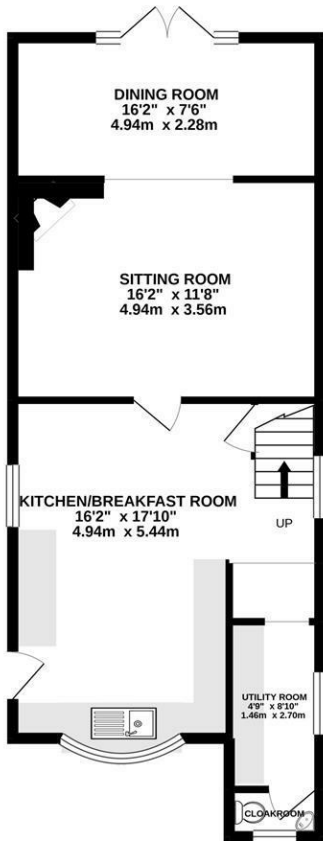
Outbuildings 4.50m x 2.41m (14'9" x 7'11")

At the rear of the garden is a brick build barbecue and bar area with gardeners loo ideal for entertaining at home. There is bags of potential to convert this to home working or as a home studio/gym.





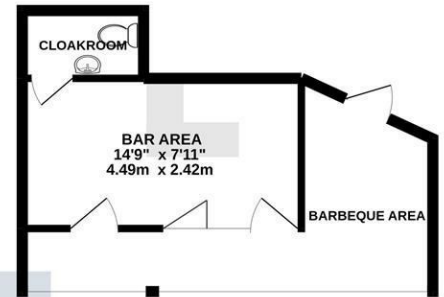
GROUND FLOOR



1ST FLOOR



OUT BUILDING



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing