



**Berrydene Cocklebury Road, Chippenham, SN15 3NR**

**£315,000**

Located on the development of Monkton Park within easy reach of both Chippenham Town Centre and Main Line Railway Station serving London Paddington, A Three bedroom detached bungalow. To the rear there is a good size garden and to the front a driveway provides off road parking and access to the garage. The property benefits from double glazing and gas central heating. NO ONWARD CHAIN.

### **Entrance Lobby**

Front door leads into lobby with further door into entrance hallway.

### **Entrance Hallway**

Access to loft, built in cupboard.

### **Living Room 14'05" x 10'0" (4.39m x 3.05m)**



Double glazed window, radiator, (Gas Fire not in service).

### **Kitchen 12'09" x 8'10" (3.89m x 2.69m)**



Double glazed window, work tops with a range of cupboards and drawers, inset sink unit, space for cooker, cooker hood, space for fridge / freezer, radiator, door to lean to.

### **Lean To 9'0" x 6'06" (2.74m x 1.98m)**



Double glazed window to rear, door to garden and door to garage and utility area.

### **Utility Area 11'0" x 6'06" (3.35m x 1.98m)**

An area to the rear of the garage, window, plumbing and space for washing machine.

### **Bedroom One 11'10" x 9'10" (3.61m x 3.00m)**



Dual aspect double glazed windows, radiator.

**Bedroom Two 11'07" x 8'11" (3.53m x 2.72m)**



Double glazed window, radiator.

**Bedroom Three 7'10" x 6'10" (2.39m x 2.08m)**



Dual aspect double glazed windows, radiator, cupboard.

**Bathroom**



Double glazed window, shower cubicle, hand basin, W.C, radiator, built in cupboard housing gas boiler.

**Outside**



**Rear**



To the rear of the property is a good size garden laid mainly to lawn with gated side access, patio.

**Front**

To the front there is an area of garden.

**Garage 21'0" x 9'04" (6.40m x 2.84m)**



Garage with up and over door, window to side, power and light.

**Tenure**

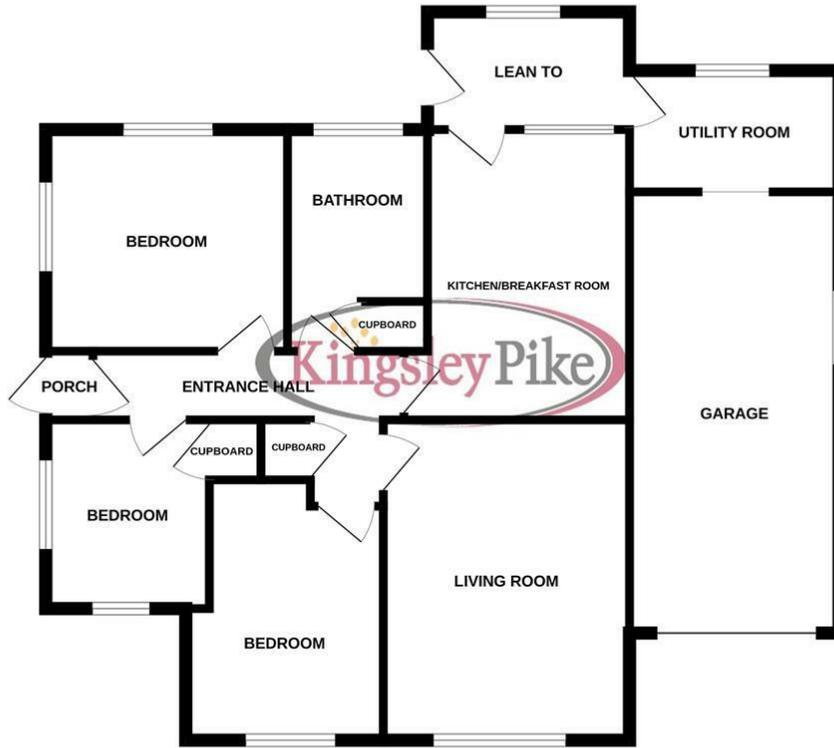
GOV.UK advise Freehold.

**Council Tax Band**

GOV.UK advise Band C.

# Floor Plan

## GROUND FLOOR

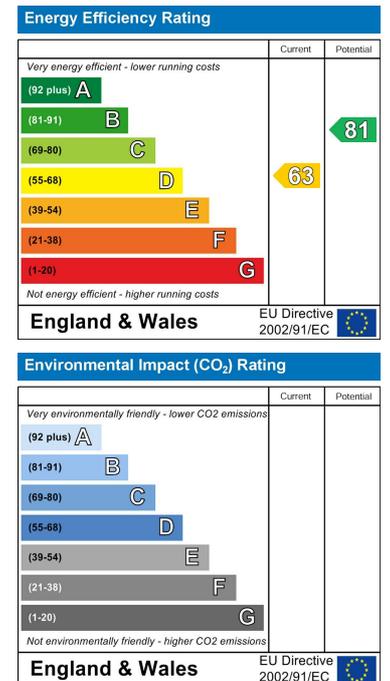


TOTAL FLOOR AREA : 710sq. ft. (66.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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