



## **1 Westlake Place, Sutton Benger, Chippenham, SN15 4SH**

**£499,950**

This well presented extended five bedroom detached house is located in the sought after village of Sutton Benger with Primary School, local pub and restaurant 'La Flambe', offering excellent road links to both the M4 motorway and the town centre. A particular feature of the home is the open plan dining / conservatory. To the rear there is an enclosed garden laid mainly to lawn with flower beds and borders and outside office/summerhouse. To the front a driveway provides off road parking and access to the double garage.

## Entrance Hallway



Front door, laminate flooring, stairs to the first floor, storage cupboard, door to the cloakroom, door to the lounge and door to the kitchen.

## Cloakroom

Double glazed window to the side, electric towel radiator, wash hand basin and toilet.

## Living Room



L shaped room, double glazed window to the front, double glazed window to the rear, two radiators and door to the dining room.



## Open Plan Dining / Conservatory



Store cupboard, tiled floor, radiator, door to the kitchen and opening to the conservatory section.

## Conservatory



Double glazed French doors to one side, double glazed single door to the other, double glazed windows and tiled floor, electric heaters.

## Kitchen



Double glazed window to the front, tiled floor, radiator, door to the utility room, range of modern floor and wall mounted units, stainless steel sink and drainer, electric hob, double electric oven, extractor fan, water softener, fridge/freezer, plumbing for a dishwasher and breakfast bar.

## Utility Room



Double glazed windows to the front and rear,

double glazed door to the side, Oil fired boiler installed in July 2024, stainless steel sink and drainer, plumbing for a washing machine, space for a tumble dryer.

## Landing



Double glazed window to the rear, radiator, access to the loft space with drop down ladder, power and light, store cupboard, airing cupboard and doors to all bedrooms and the bathroom.

## Bedroom One



Double glazed windows to the front and side, radiator and fitted Sharps bedroom furniture.

### Bedroom Two



Double glazed window to the front and rear, radiator.

### Bedroom Five



Double glazed window to the rear and radiator.

### Bedroom Three



Double glazed window to the rear and radiator.

### Bathroom



Double glazed window to the front, tiled floor, towel radiator, wash hand basin with vanity storage, toilet, shower cubicle and free standing bath.

### Bedroom Four



Double glazed window to the front, recessed shelving and radiator.



## Garden



West facing garden laid to areas of lawn and patio with raised beds, garden shed, summer house / garden office, mature shrubs and plants, arbour, outside tap and gated side access.



## Summerhouse / Garden Office



Double glazed and insulated with electric power and lighting, sockets including USB ports for home working.

### Double Garage

Electrically operated up and over door to the front, personal door to the rear, power and light.

### Driveway

Parking in front of the garage for 3-4 cars, outside tap.

### Tenure

GOV.UK advise Freehold

### Council Tax Band

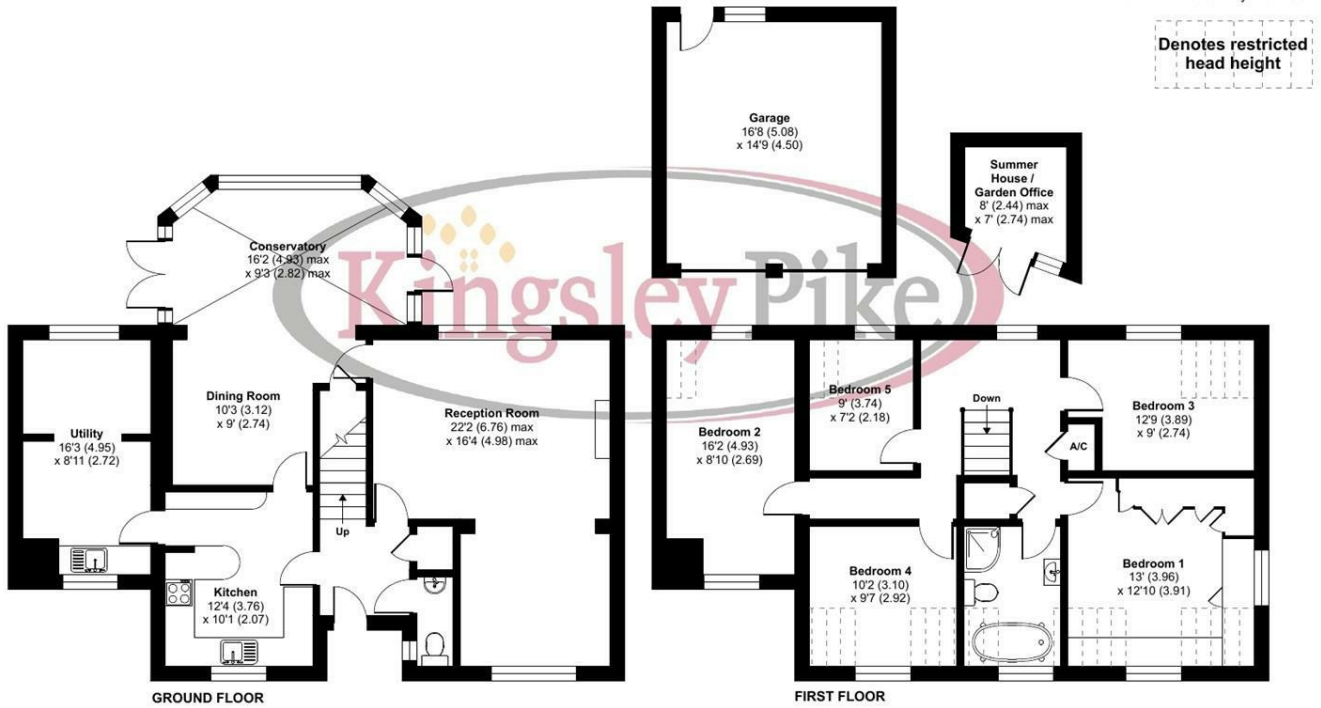
GOV.UK advise Band E

# Floor Plan

## Westlake Place, Sutton Benger, Chippenham, SN15

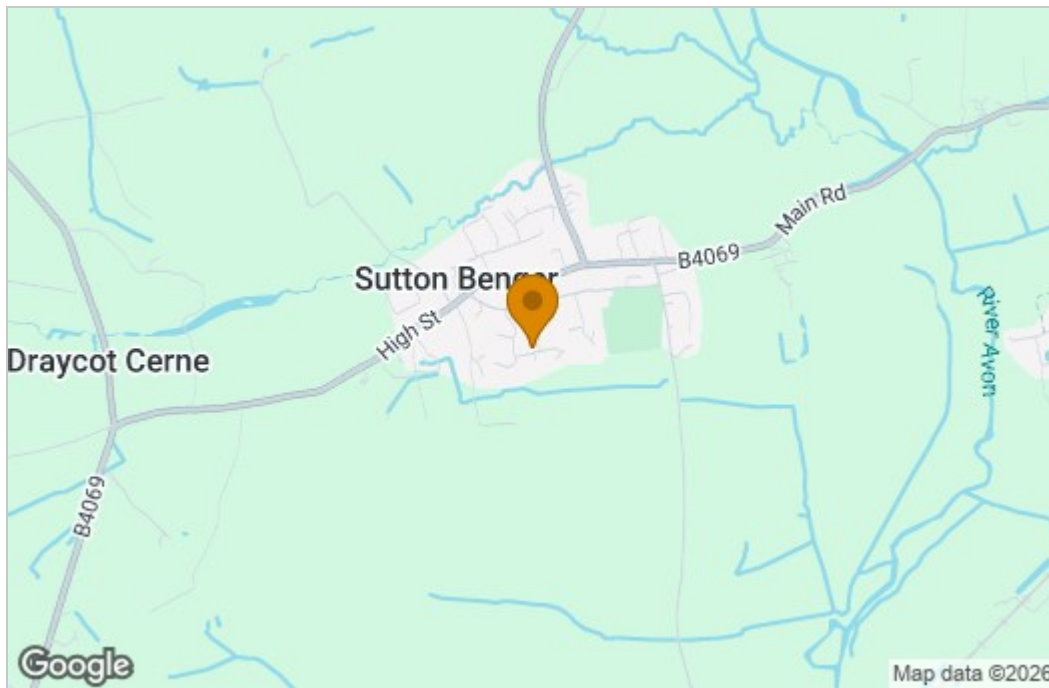
Approximate Area = 1706 sq ft / 158.4 sq m  
 Limited Use Area(s) = 113 sq ft / 10.4 sq m  
 Garage = 247 sq ft / 22.9 sq m  
 Outbuilding = 47 sq ft / 4.3 sq m  
 Total = 2113 sq ft / 196.2 sq m

For identification only - Not to scale

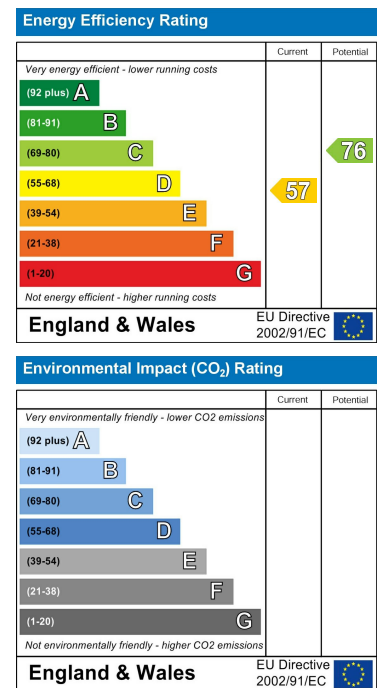


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Kingsley Pike. REF: 1206200

# Area Map



# Energy Efficiency Graph



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