



4 Kingham Close, Chippenham, SN14 0PB

£375,000

Situated within walking distance to the town centre, with local shop also nearby, this modern link-detached house is sure to impress with its well-presented accommodation arranged across three floors, briefly comprising: Entrance hallway, cloakroom, Living room, modern fitted kitchen/ diner, four bedrooms, ensuite, modern bathroom. Outside there is an enclosed garden laid mainly to lawn and to the front a parking space in front of the single garage. Arrange your viewing today!

Entrance Hall

Front door, radiator, stairs to the first floor, door to the cloakroom and the lounge.

Cloakroom

Double glazed window to the front, radiator, toilet, wash hand basin with cupboard under.

Lounge 14'06" x 12'07" (4.42 x 3.84)



Double glazed window to the front, radiator, laminate flooring and door to the kitchen.

Modern Kitchen/Dining Room 15'07" x 9'09" (4.75 x 2.97)



Double glazed door to the side leads in to the garden, double glazed French doors to the rear, double glazed window to the rear, radiator, under stairs cupboard, range of floor and wall mounted units as well as breakfast bar, stainless steel sink and drainer, induction hob, electric oven, extractor fan, integrated dishwasher, washing machine, fridge/freezer and wall mounted gas fired boiler.

Kitchen Reverse Image



Landing

Double glazed window to the side, storage cupboard, stairs to the second floor and doors to the bedrooms and bathroom.

Bedroom One 10'03" x 9'02" (3.12 x 2.79)

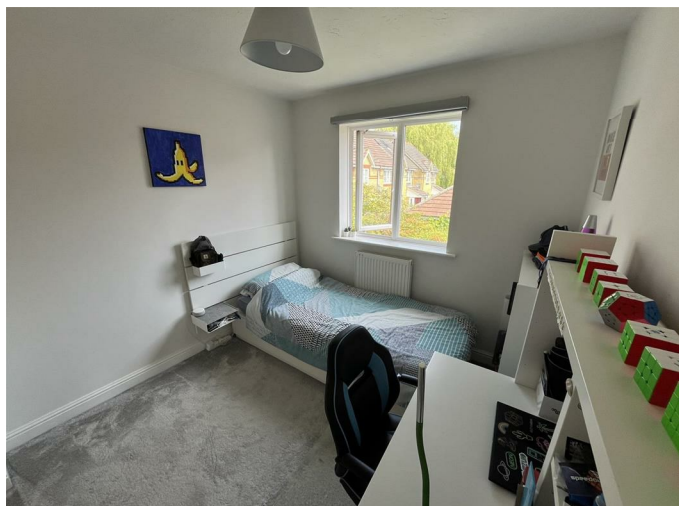


Double glazed window to the front, radiator fitted bedroom furniture and door to the en suite.

En Suite

Toilet, wash hand basin, radiator and shower cubicle with mains shower.

**Bedroom Three 10'06" x 8'07" maximum
(3.20m x 2.62m maximum)**



Double glazed window to the rear and radiator, fitted wardrobes.

Bedroom Four 7'07" x 6'10" (2.31 x 2.08)



Double glazed window to the rear and radiator.

Bathroom 6'02" x 5'07" (1.88 x 1.70)



Double glazed window to the front, radiator, toilet, wash hand basin with cupboards under, bath and shower over, towel style radiator.

Second Floor

Bedroom Two 13'05" x 12'04" Average (4.09 x 3.76 Average)



Two double glazed 'Velux' windows to the rear, radiator and eaves storage.



Outside



Garage 17'10" x 8'11" (5.44 x 2.72)



Up and over door to the front.

Parking

Parking space located to the front of the garage.

Garden



To the rear of the property the garden is laid to lawn with a further area of paved seating to the side with gated access to the front of the property.

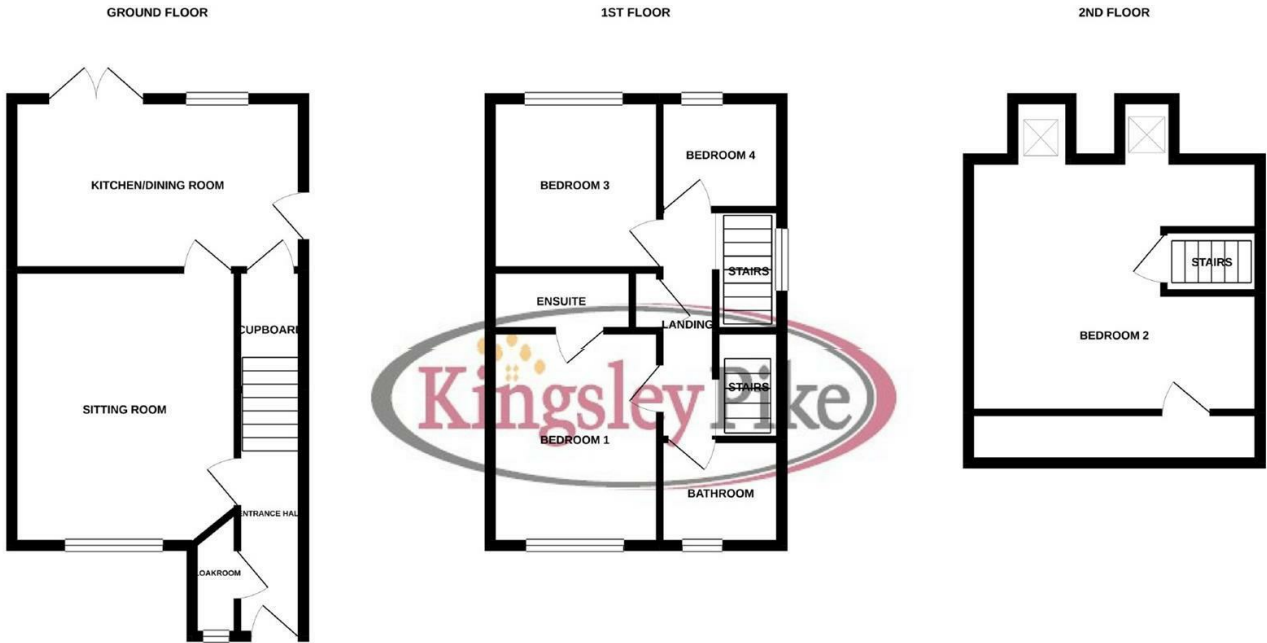
Tenure

GOV.UK advises Freehold

Council Tax Band

GOV.UK advises Band D

Floor Plan

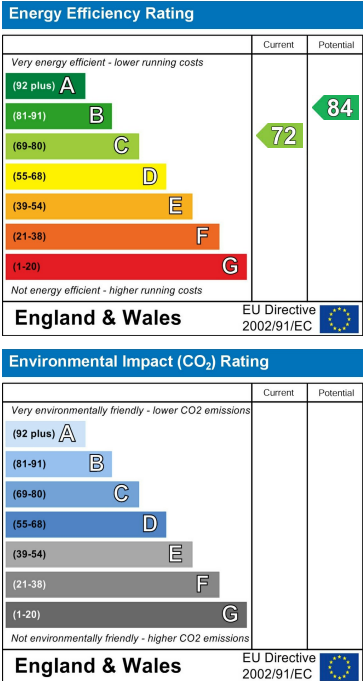


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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