



**16 Awdry Close, Chippenham, SN14 0TQ**

**£350,000**

Situated within a well regarded cul de sac on the West of Chippenham, an opportunity to purchase a well loved link detached house with driveway parking, single garage and private garden. Internally comprising; entrance hall, cloakroom, lounge, dining room, conservatory, study, kitchen, utility room, three double bedrooms, en suite shower and family shower room. Offered for sale with NO ONWARD CHAIN it would make a wonderful family home.

### Entrance Hall

Double glazed front door, double glazed window, radiator, stairs to the first floor, under stairs storage, doors to the cloakroom, lounge and kitchen.

### Cloakroom

Double glazed window to the front, radiator and toilet.

### Lounge



Double glazed window to the rear, radiators, capped gas fire and opening to the dining room.

### Dining Room



Double glazed patio doors to the rear leading in to the conservatory, radiator and door to the kitchen.



### Conservatory



Double glazed windows to three sides, double glazed French doors to the rear and tiled floor.

### Kitchen



Double glazed window to the front, radiator, floor and wall mounted units, breakfast bar, integral fridge, Leisure electric oven, extractor fan, sink and drainer, dishwasher.



### Utility Room



Double glazed door to the side, double glazed window to the side, door to study, plumbing for a washing machine, space for a tumble dryer, stainless steel sink and drainer and wall mounted gas boiler.

### Study



Double glazed window to the rear and radiator.

### Landing

Double glazed window to the side, doors to all bedrooms, shower room and airing cupboard.

### Bedroom One



Double glazed window to the front, radiator, wardrobe and door to the en suite.

### En Suite

Double glazed window to the front, radiator, wash hand basin, toilet and shower.

### Bedroom Two



Double glazed window to the rear, radiator and wardrobe.

### Bedroom Three



Double glazed window to the rear, radiator, built in wardrobe and free standing wardrobe.

### Shower Room



Double glazed window to the front, radiator, over stairs cupboard, toilet, wash hand basin, shower cubicle and tiled walls.

### Gardens



Pleasant and mature gardens, laid to patio and raised beds with gated side access.



### Garage

Up and over door to the front, power and light.

### Driveway

Paved parking in front of the garage for at least one car.

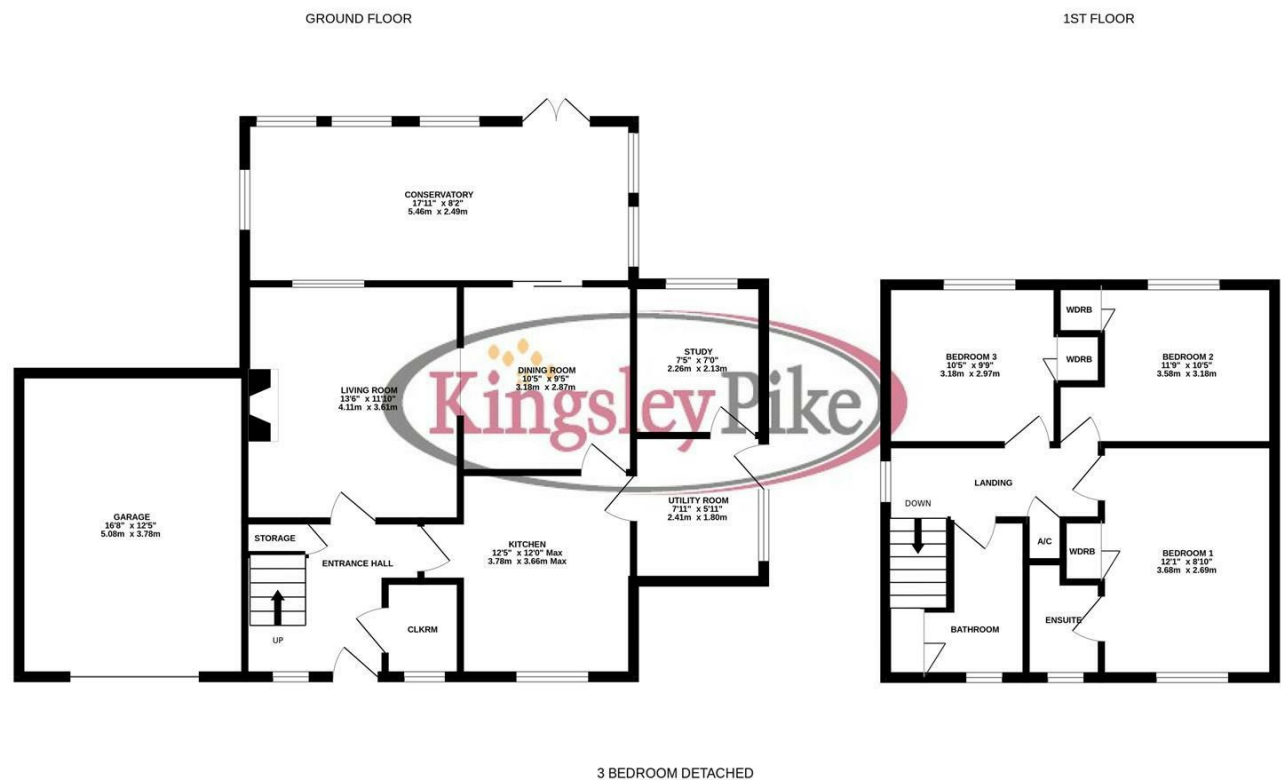
**Tenure**

We are advised by the .gov website that the property is freehold.

**Council Tax**

We are advised by the .gov website that the property is band D.

Floor Plan

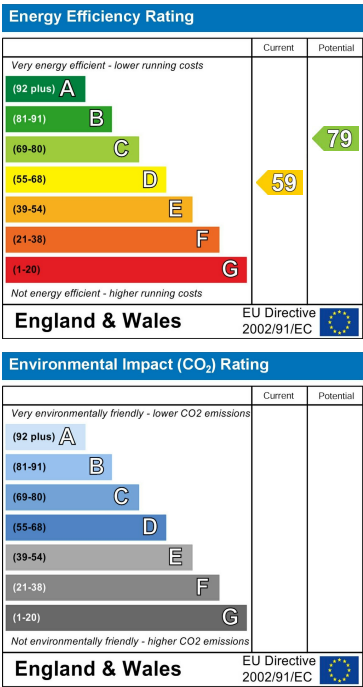


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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