



31 Coniston Road, Chippenham, SN14 0PX

£465,000

Located on the Western side of Chippenham offering excellent road links to both the M4 motorway and the town centre, a well presented four bedroom detached house situated in a cul de sac position. To the rear of the property there is an enclosed garden laid mainly to lawn and to the front there is a driveway providing off road parking and access to the garage. The property has undergone a number of improvements to include replacement windows, new flooring, new kitchen and utility, re decorated. The property benefits from double glazing and gas central heating. NO ONWARD CHAIN.

Entrance Hallway



Front door leads into hallway, stair case to first floor, radiator, under stairs cupboard.

Cloakroom

Double glazed window, W.C, hand basin, radiator.

Living Room 14'08" x 11'0" (4.47m x 3.35m)



Double glazed window, radiator, archway through to dining room.

Dining Room 9'10" x 8'10" (3.00m x 2.69m)



Double glazed patio door to garden, radiator.

Re Fitted Kitchen 9'10" x 8'06" (3.00m x 2.59m)



Double glazed window, work tops with a range of cupboards and drawers, inset sink unit, space for cooker, cooker hood over, space for fridge/freezer, under stairs cupboard, radiator.

**Laundry / Utility Room 10'07" x 7'08"
(3.23m x 2.34m)**



Double glazed window, and door to garden work tops with a range of cupboards and drawers, plumbing and space for washing machine, wall mounted gas boiler, radiator.

Landing

Doors to bedrooms and bathroom, access to loft, cupboards housing hot water tank.

Bedroom One 12'05" x 9'08" (3.78m x 2.95m)



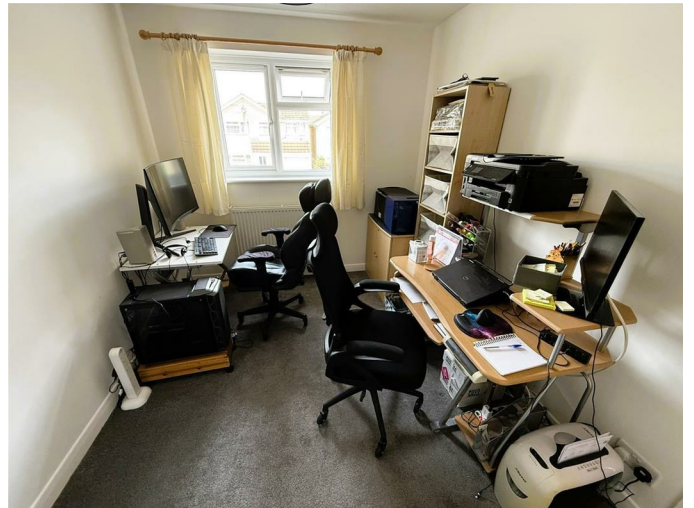
Double glazed window, built in wardrobes radiator.

Bedroom Two



Double glazed window, built in wardrobes, radiator.

Bedroom Three 11'0" x 8'04" (3.35m x 2.54m)



Double glazed window, radiator.

Bedroom Four 9'06" max x 7'09" (2.90m max x 2.36m)



Double glazed window, radiator.

Bathroom



Double glazed window, panelled bath with mixer/spray shower, hand basin, W.C, radiator.

Outside

Rear



To the rear of the property there is an enclosed garden laid mainly to lawn with newly laid Indian sandstone patio, side access, timber shed.



Front

To the front of the property there is a driveway providing off road parking and access to the garage.

Garage 17'09" x 7'11" (5.41m x 2.41m)

Garage with up and over doors, power and light.

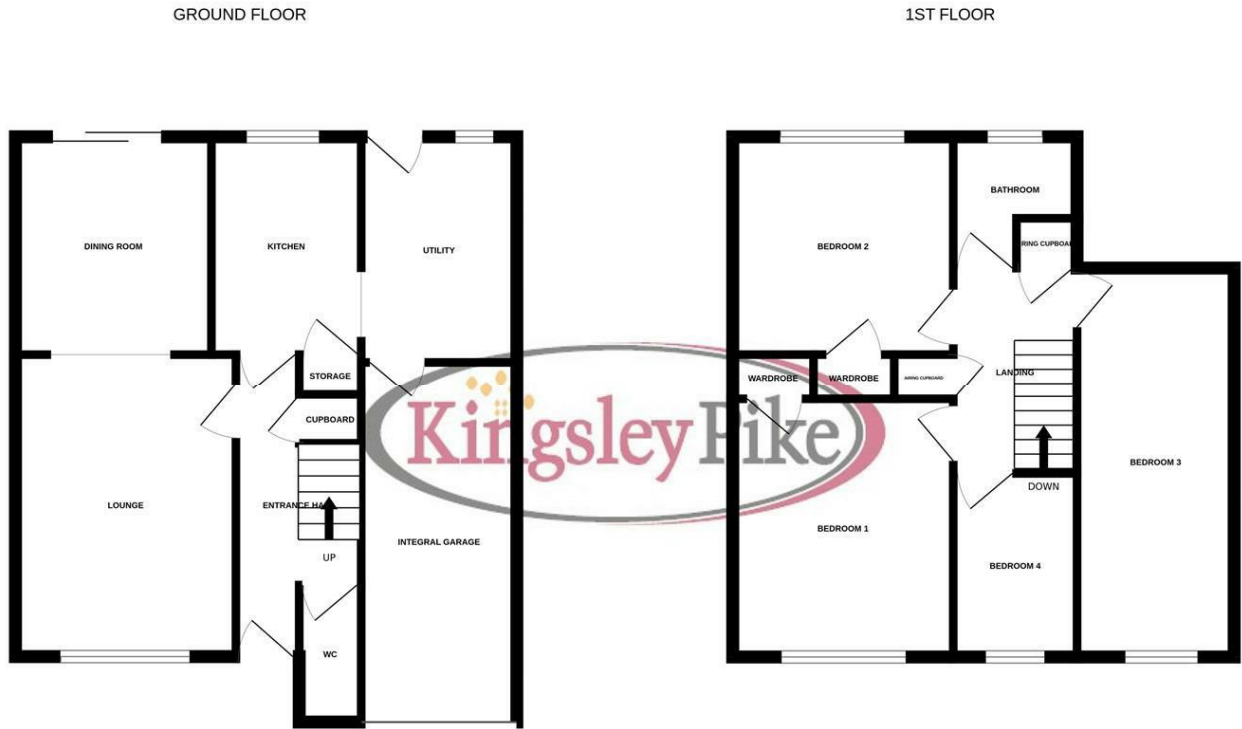
Tenure

GOV.UK advise Freehold.

Council Tax Band

GOV.UK advise Band D.

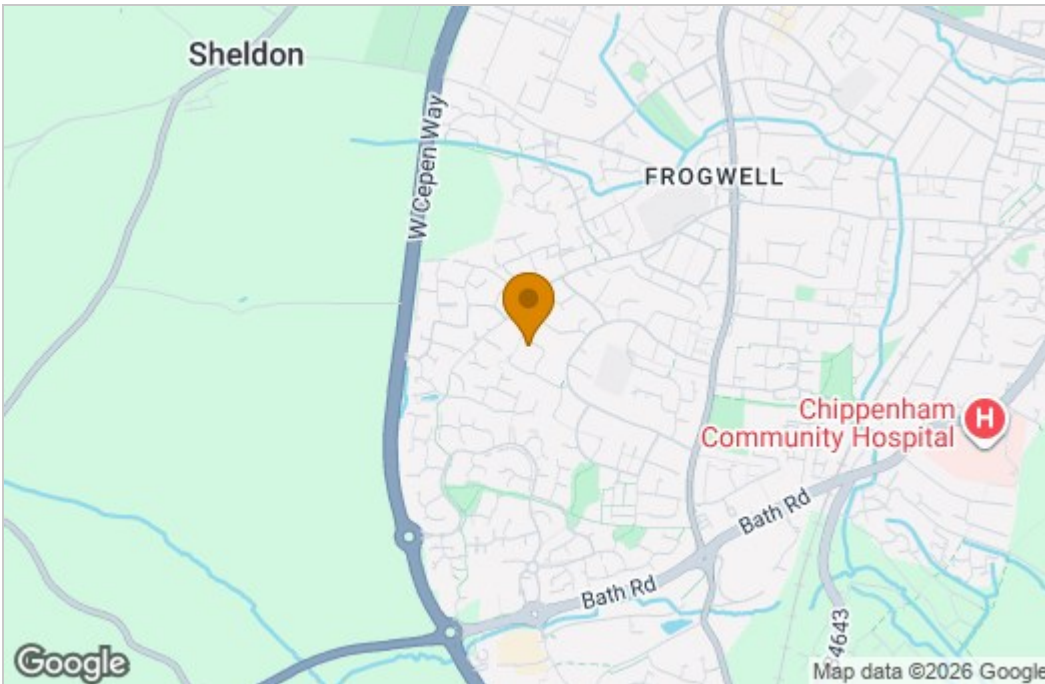
Floor Plan



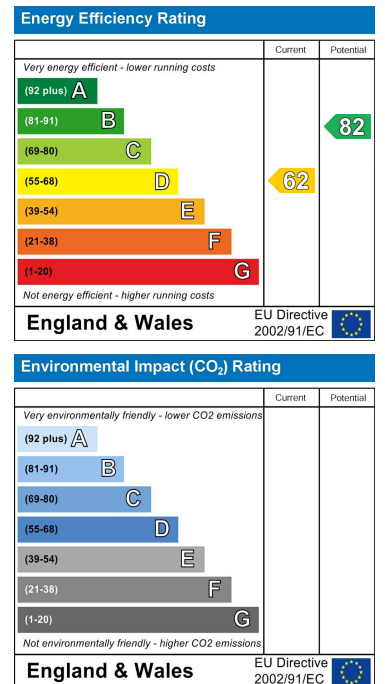
4 BEDROOM DETACHED HOUSE

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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