



1 Lee Crescent, Chippenham, SN15 4SE
£450,000

Located in the sought after village of Sutton Benger which offers Primary School and Public House, within good range of both Chippenham Town Centre, main line rail to London Paddington and also M4 Motorway Jct. 17, a four bedroom detached house situated in a cul de sac. To the rear of the property there is an enclosed garden laid mainly to lawn and to the front a further area of garden, driveway and single garage. The property is being sold with NO ONWARD CHAIN.

Entrance Hallway



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

Cloakroom

Double glazed window, W.C, hand basin.

Living Room 22'03" x 16'02" I shaped max (6.78m x 4.93m I shaped max)



Double glazed window, fireplace, two radiators.

Dining Room 10'01" x 9'04" (3.07m x 2.84m)



Double glazed patio doors to conservatory, built in cupboard, radiator.

Conservatory 12'0" x 8'05" max (3.66m x 2.57m max)



Double glazed conservatory, door to garden, tiled floor.

Kitchen 12'05" x 10'0" (3.78m x 3.05m)



Double glazed window, work tops with a range of cupboards and drawers, inset ceramic sink unit, inset electric hob, electric oven, plumbing and space for washing machine and dishwasher, boiler, integrated fridge.



Landing



Double glazed window, access to loft, built in cupboard.

Bedroom One 12'10" x 12'07" max (3.91m x 3.84m max)



Dual aspect double glazed windows, radiator, fitted bedroom furniture.

Bedroom Two 12'10" x 10'01" (3.91m x 3.07m)



Double glazed window, radiator.

Bedroom Three 12'07" x 8'11" (3.84m x 2.72m)



Dual aspect double glazed windows, radiator.

Bedroom Four 8'11" x 6'11" (2.72m x 2.11m)



Double glazed window, radiator.

Bathroom



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

Outside

Rear



An enclosed garden laid mainly to lawn with gated side access, patio and garden shed.



Front

An area of lawn.

Garage & Driveway 16'08" x 8'02" (5.08m x 2.49m)

Garage with power and light, personal door to rear double glazed window, electric door.

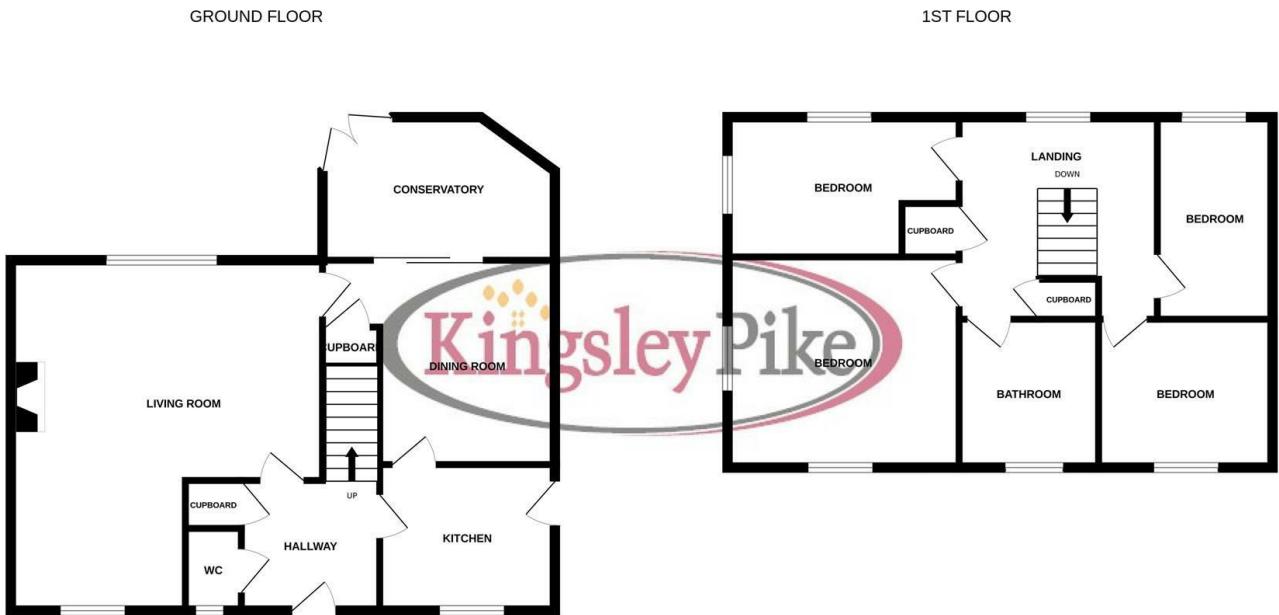
Tenure

GOV.UK advise Freehold.

Council Tax Band

GOV.UK advise band E.

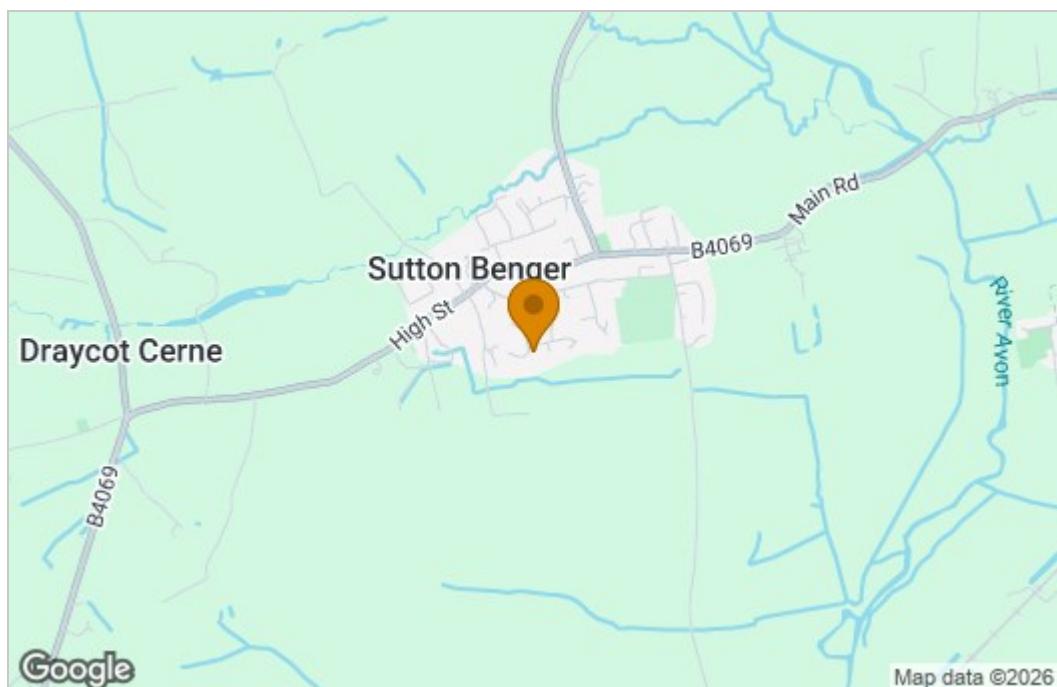
Floor Plan



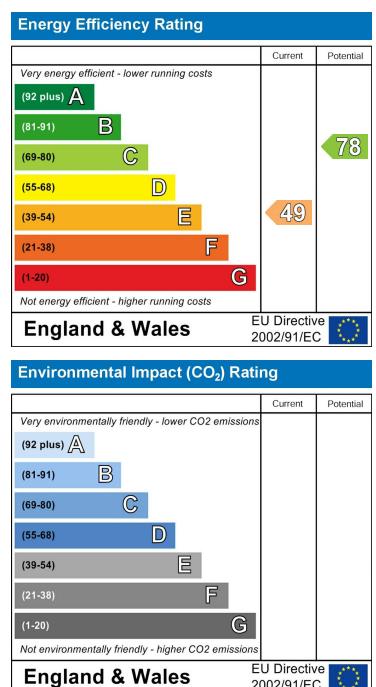
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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