



**46 Park Lane, Chippenham, SN15 1LN**

**£415,000**

Having been substantially extended and modernised by the current owners this centrally located family home backs on to the well regarded John Coles Park and is only 0.3 miles walk to Chippenham's Mainline Train Station serving London Paddington. The impressive 34' Kitchen/Family Room offers space for sofas and chairs, a formal dining table as well as Quartz topped breakfast bar for four. With bi folding doors opening on to the circa 100ft rear garden it is a fantastic entertaining space. With accommodation arrange over three floors it also boasts a separate lounge, three double bedrooms, bathroom and en suite shower room. A MUST VIEW HOME.



### Entrance Hall

Composite front door, radiator, tiled floor, stairs to the first floor, door to the lounge and door to the Kitchen/Family room.

### Lounge 12'07" x 11'11" + bay (3.84m x 3.63m + bay)



Double glazed bay window to the front, fitted shutters, radiator, feature fireplace and surround (not active)



### Kitchen/Family Room 34'05" x 15'05" maximum (10.49m x 4.70m maximum)



### Family Area

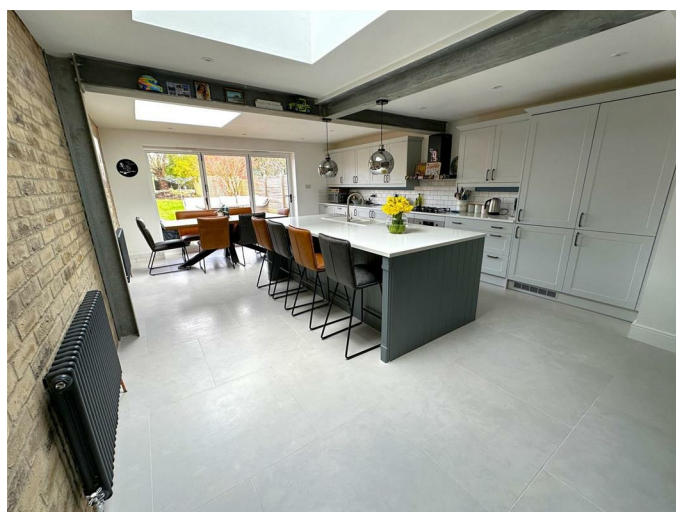


Porcelain tiled floor, under stairs cupboard, wall mounting for a television and opening in to the kitchen/dining area.

## Kitchen Area



Bi-Folding doors open on to the garden at the rear, two radiators, Porcelain tiled floor, range of floor and wall mounted units including an island breakfast bar with seating for four, Quartz work surfaces, exposed steelwork beams, exposed brickwork feature wall, inset sink and drainer, five ring gas hob, extractor fan over, two electric ovens, fridge/freezer with further drinks fridge, washing machine and washer dryer and space for a family table and chairs.





## First Floor Landing



Doors to bedrooms two and three, bathroom and stairs to the second floor.

## Bedroom Two 14'06" x 12' + bay and wardrobe (4.42m x 3.66m + bay and wardrobe)



Double glazed bay window to the front with fitted shutters, radiator, storage cupboard and fitted wardrobes.

## Bedroom Three 12'11" x 9'11" maximum (3.94m x 3.02m maximum)



Double glazed window to the rear, radiator and airing cupboard.

## Bathroom 8'08" x 8' (2.64m x 2.44m)



Double glazed window to the rear, towel radiator, tiled floor and walls, toilet, wash hand basin with vanity storage, bath with shower screen and Rainfall style shower over.

## Second Floor Landing

Storage cupboard housing the gas fired boiler, Velux window and door to bedroom one.



**Bedroom One 15'01" x 9'07" minimum  
(4.60m x 2.92m minimum)**



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

**En Suite Shower Room**



Double glazed Velux window to the rear, tiled floor and walls, towel radiator, toilet, wash hand basin with vanity storage and shower cubicle.

**Rear Garden**



Circa 100ft in length, laid to areas of patio and lawn with garden shed backing on to John Coles Park. There is a right of access across the property for the neighbouring properties.

**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 C.

Floor Plan

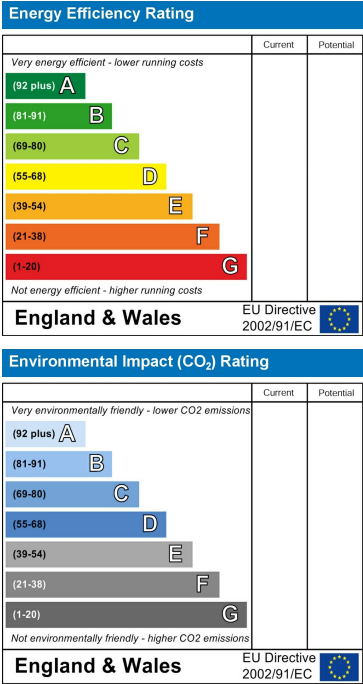


THREE BEDROOM TERRACE HOUSE  
TOTAL FLOOR AREA : 1363 sq.ft. (126.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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