



**8 Queens Close, Sutton Benger, Chippenham, Wiltshire, SN15 4SB
£310,000**

Located within a cul de sac and positioned in the sought after village of Sutton Benger, a modern, three bedroom link semi detached house. The village offers a Primary School, local pub and Post Office and excellent road links to the M4 motorway and the town centre of Chippenham with main line rail link to London Paddington. To the rear of the property is a garden with lawn and decked areas, to the front there is a driveway providing off road parking and access to the single garage. The property benefits from oil heating and gas central heating.

- **Link Semi Detached**
- **Three Bedrooms**
- **Living & Dining Room**
- **Kitchen**
- **Conservatory**
- **Oil Heating & D.GI**
- **Garden**
- **Garage & Driveway**

Entrance Hallway

UPVC front door leads into hall with double glazed window to side, door to cloakroom and further door into living room.

Cloakroom

Low level WC, hand basin, radiator.

Living Room 15'10" x 14'06" (4.83m x 4.42m)

Double glazed window to front, fireplace, two radiators, stair case to first floor, door to dining room.



Dining Room 15'10" x 10'0" (4.83m x 3.05m)

Double glazed French door to conservatory, radiator, door to under stairs cupboard, further window to rear.



Conservatory 14'03" x 10'03" (4.34m x 3.12m)

Double glazed conservatory with door to side.



Kitchen / Breakfast Room 12'09" x 10'04" (3.89m x 3.15m)

Double glazed window to rear, door to garden, door to garage, work tops with a range of cupboards and drawers under, also a range of cupboards and drawers over, 'Belfast' ceramic sink, oil boiler, plumbing and space for washing machine, inset electric hob and fitted electric oven, space for fridge/freezer.



Landing

Built in cupboard housing hot water tank, doors to all bedrooms and bathroom, access to loft.

Bedroom One 12'09" x 11'10" (3.89m x 3.61m)

Double glazed window to front, built in wardrobe, radiator.



Bedroom Two 12'09" x 10'4" (3.89m x 3.15m)

Double glazed windows to both front and rear, radiator.

Bedroom Three 13'10" x 7'06" (4.22m x 2.29m)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, panelled bath with mixer/spray shower attachment, tiled shower cubicle, pedestal hand basin, low level WC, radiator.

Outside



Front

To the front of the property is an area of garden laid mainly to lawn with mature tree, there is a driveway providing off road parking and access to the single garage.

Rear

To the rear there is a enclosed garden with lawn and decked areas, there is also patio area.



Garage 17'0" x 7'08" (5.18m x 2.34m)

The garage has an up and over door, there is power and light with over eaves storage.

Tenure

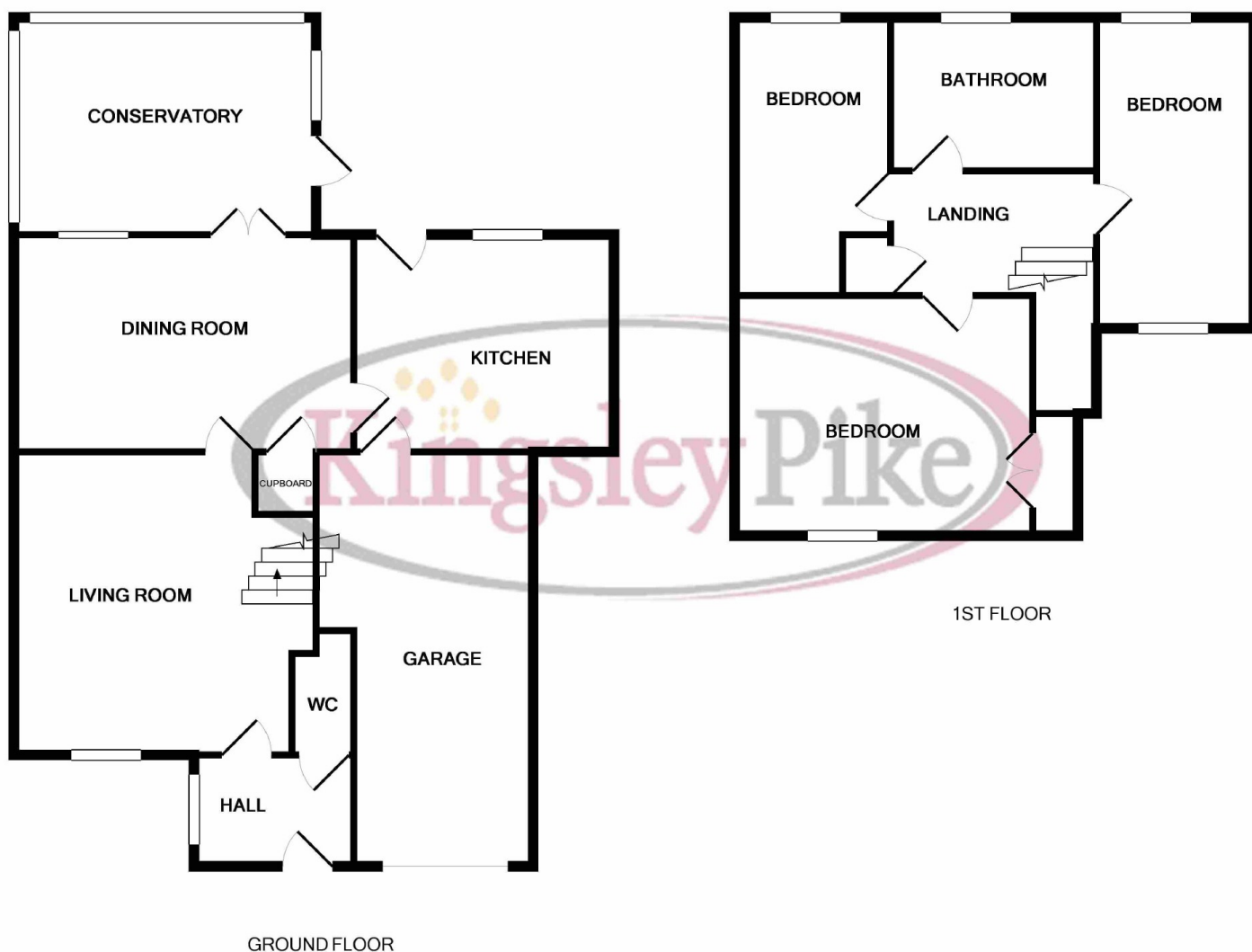
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

Viewing

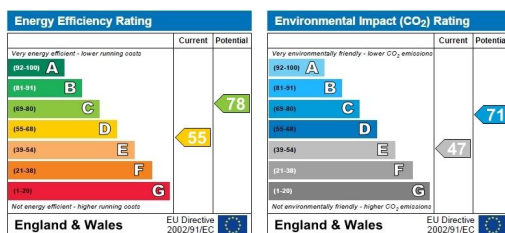
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Opening Times

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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"Local Knowledge Quality Service"

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