



1 Sunningdale Close, Monkton Park, Chippenham, Wiltshire, SN15 3XH
£359,950

Located in the popular area of Monkton Park, within easy reach of both the town centre and the main line railway station, a four bedroom modern detached house. To the rear of the property is an enclosed garden laid mainly to lawn with patio area, there is also a Summer house. To the front of the property there is a driveway providing off road parking and access to the single garage. The property benefits from double glazing and gas central heating.

- **Modern Detached House**
- **Four Bedrooms & En Suite**
- **Living Room**
- **Dining Room**
- **Modern Fitted Kitchen**
- **Gas C.H & D.GI**
- **Enclosed Garden**
- **Garage & Driveway**

Entrance Hallway

Front door leads into entrance hallway, under stairs cupboard, stair case to first floor, radiator, double glazed window to front.

Cloakroom

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

Living Room 18'10" x 11'04" (5.74m x 3.45m)

Double glazed bay window to front and further double glazed window, fireplace with inset gas fire, two radiators,



Living Room Reverse



Dining Room 10'09" x 9'03" (3.28m x 2.82m)

Double glazed patio doors to garden, radiator.



Modern Fitted Kitchen 14'02" x 8'11" (4.32m x 2.72m)

Double glazed window to rear, laminated work tops with a range of cupboards and drawers under and over, inset gas hob with cooker hood, fitted electric oven, plumbing and space for washing machine and dishwasher, integrated fridge/freezer, door to side and garden.

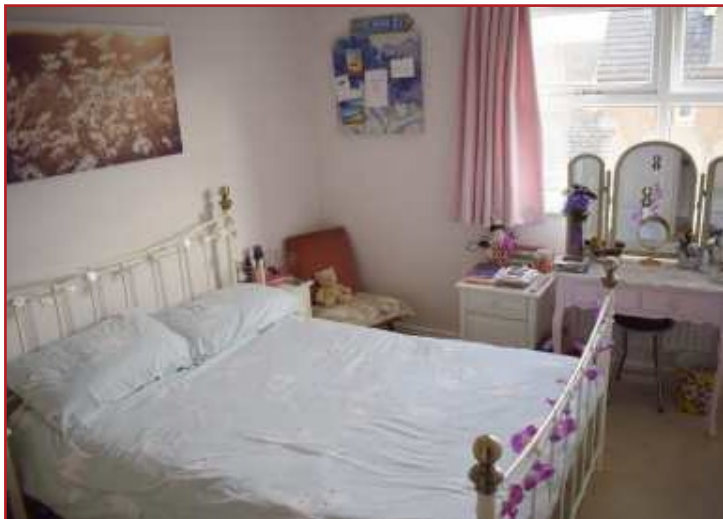


Landing

Access to loft which has a drop down ladder, is fully boarded and has a skylight window, there is also a wall mounted gas boiler. Built in cupboard on the landing.

Bedroom One 10'10" x 9'07" (3.30m x 2.92m)

Double glazed window to front, built in wardrobes, radiator, door to en suite.



En Suite

Double glazed window to side, tiled shower cubicle, pedestal hand basin, W.C.

Bedroom Two 10'10" x 9'09" into bay (3.30m x 2.97m into bay)

Double glazed bay window to front, built in wardrobes, radiator.



Bedroom Three 11'06" x 6'06" (3.51m x 1.98m)

Double glazed window to front, two built in cupboards, radiator.

Bedroom Four 8'03" x 6'09" (2.51m x 2.06m)

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

Bathroom

Double glazed window to rear, pedestal hand basin, W.C, walk in shower, radiator.

Outside

Rear

To the rear of the property is an enclosed garden laid mainly to lawn with patio area, side access to the front, there is a Summer House and personal door to the garage.



Front

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



Garage 17'11" x 8'11" (5.46m x 2.72m)

Single garage with up and over door. There is power and light and also over eaves storage.

Tenure

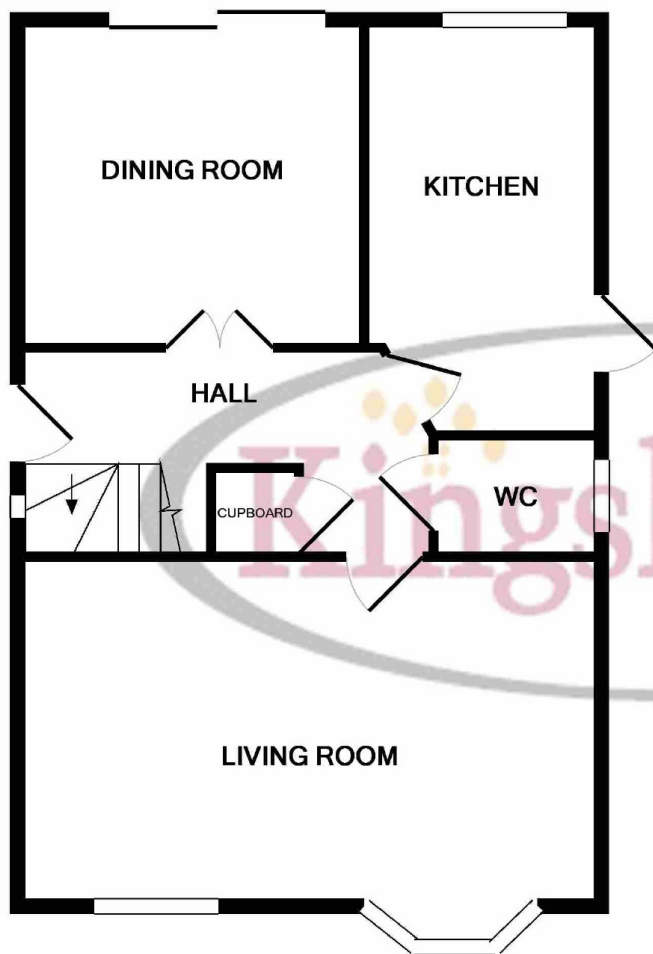
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

Viewing

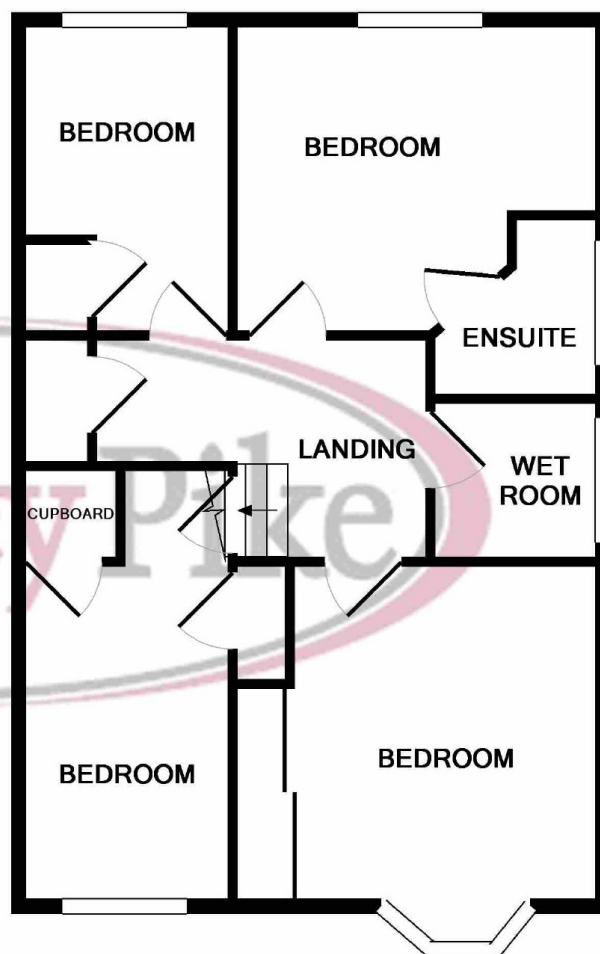
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Opening Times

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

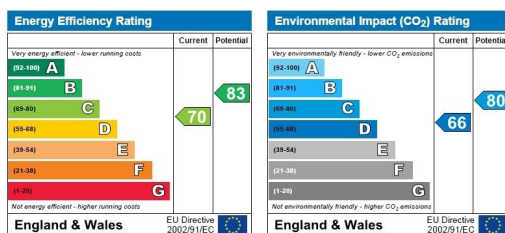


GROUND FLOOR



1ST FLOOR

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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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



"Local Knowledge Quality Service"

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