



2 The Turnpike, Chippenham, Wiltshire, SN15 3XA
£389,950

Located on the outskirts of Chippenham within reach of local amenities including schools, doctors, pharmacy and public house, a well presented four bedroom detached house. To the rear of the property is an enclosed garden laid mainly to lawn with personal door into rear of the double garage. The property features a double glazed conservatory and benefits from double glazing and gas central heating.

- **Modern Detached House**
- **Four Bedrooms & En Suite**
- **Cloakroom and Utility Room**
- **Living and Dining Room**
- **Conservatory**
- **Gas C.H & D.GI**
- **Enclosed Garden**
- **Double Garage**

Entrance Hallway

Staircase to first floor, radiator.

Cloakroom

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

Living Room 17'03" x 11'11" (5.26m x 3.63m)

Double glazed sliding patio doors to conservatory, fireplace with inset gas fire, radiator.

**Dining Room 12'0" x 10'10" (3.66m x 3.30m)**

Double glazed window to front, radiator.

**Conservatory 11'0" x 10'10" (3.35m x 3.30m)**

Double glazed conservatory with door to garden, under floor heating.

**Modern Fitted Kitchen / Breakfast 13'02" x 12'09" (4.01m x 3.89m)**

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

**Utility Room 10'10" x 5'03" (3.30m x 1.60m)**

Double glazed window, laminated work tops, inset stainless steel sink unit, plumbing and space for washing machine, space for tumble dryer, wall mounted gas boiler, radiator.

Landing

Doors to bedrooms and bathroom, built in cupboard housing hot water tank.

Bedroom One 13'04" x 12'0" (4.06m x 3.66m)

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



Bedroom Four 10'10" x 8'02" (3.30m x 2.49m)
Double glazed window, radiator, built in cupboard.

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

Outside

Front
To the front is a path leading to the front door with pathway to rear garden.

Rear
Enclosed garden laid mainly to lawn with flower beds and borders, patio and personal door into rear of double garage.

En Suite Shower

Double glazed window, fully tiled shower cubicle, hand basin, W.C, radiator.

Bedroom Two 11'11" x 11'03" (3.63m x 3.43m)
Double glazed window, radiator, built in wardrobe.



Double Garage
With two up and over doors (One is electric), power and light. Parking in front of garages.

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.

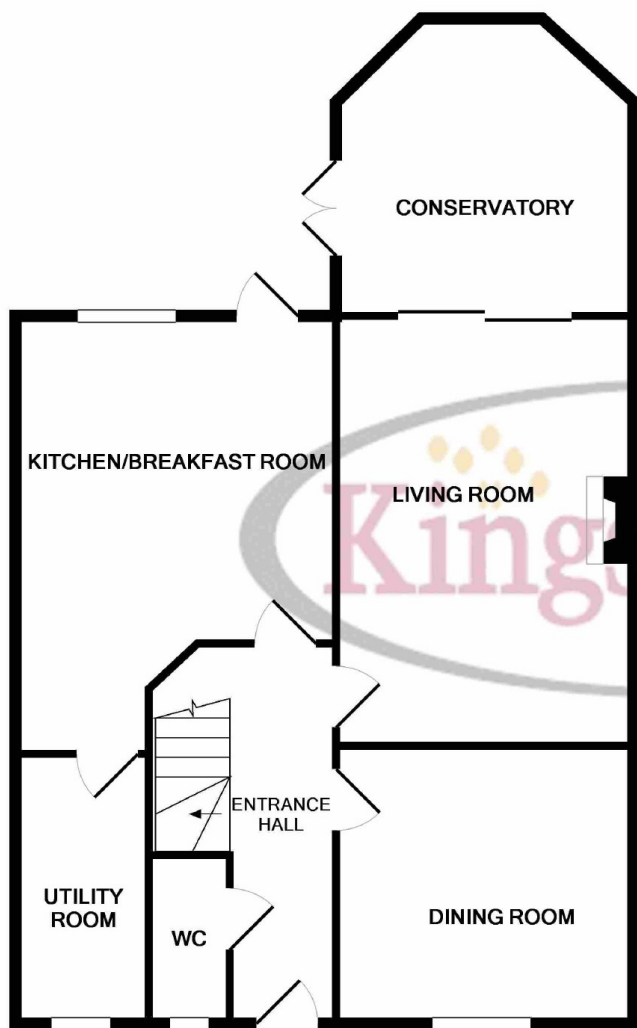
Viewing
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

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

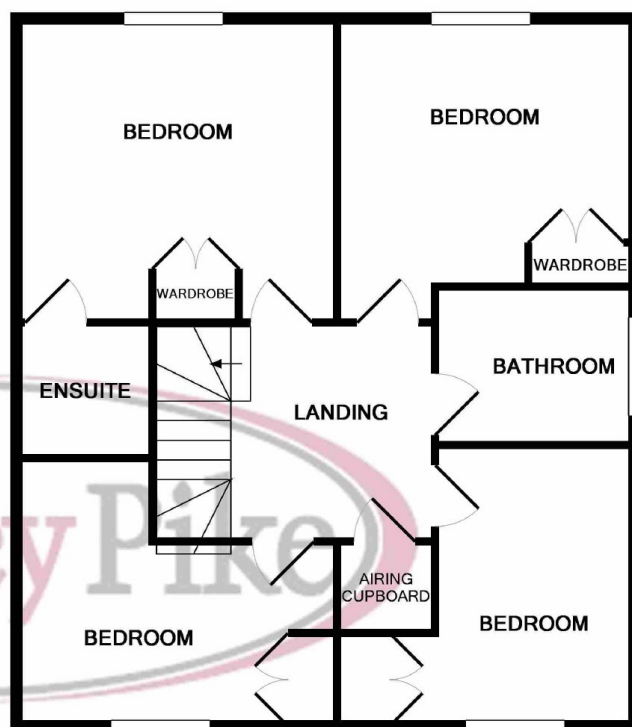
Views to the rear



Bedroom Three 13'04" x 9'11" (4.06m x 3.02m)
Double glazed window, radiator, built in wardrobe.

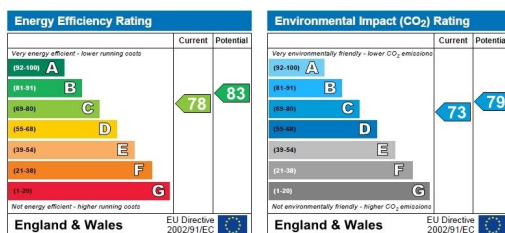


GROUND FLOOR



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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