



**15 Saxby Road, Chippenham, Wiltshire, SN15 1UB**  
**£385,000**

Located in the sought after area of Pew Hill Park, within walking distance of the Main Line train station and also offering excellent road links to the M4 motorway a four bedroom detached family home with single garage, parking and enclosed rear garden. The property benefits from recently replaced windows, kitchen and family bathroom as well as offering a cloakroom and en suite shower room to the master bedroom. AN INTERNAL VIEWING IS STRONGLY ADVISED.

- **Detached Family Home**
- **Four Bedrooms**
- **Lounge & Dining Room**
- **Conservatory**
- **Modern Kitchen**
- **Modern Family Bathroom**
- **Cloakroom & En Suite Shower**
- **Garage, Gardens, Driveway**

### Entrance Hall

Double glazed front door, double glazed window to the side, tiled floor, stairs to the first floor, under stairs cupboard, radiator, door to the cloakroom, openings to the lounge, dining room and kitchen.

### Cloakroom

Double glazed window to the front, radiator, toilet, wash hand basin and tiled floor.

### Lounge 14'07" x 10'10" (4.45m x 3.30m)

Double glazed window to the front, radiator and carpeted.



### Dining Room 10'11" x 10'11" (3.33m x 3.33m)

Double glazed French door lead in to the conservatory, wood flooring, radiator, breakfast bar with stools and opening to the kitchen.



### Conservatory 9'10" x 7'07" (3.00m x 2.31m)

Laminate floor, double glazed windows and double glazed French doors in to the garden.



### Kitchen 14'05" x 12'01" (4.39m x 3.68m)

Double glazed window and double glazed stable style door to the rear, door in to the garage, tiled floor, radiator, range of modern floor and wall mounted units, tiled splashbacks, sink and drainer, gas hob, double electric ovens, feature wall of storage cupboards including integrated fridge.



### Kitchen Reverse



### Landing

Loft access, airing cupboard, doors to the bedrooms and bathroom.

### Master Bedroom 14'01" x 13'07" (4.29m x 4.14m)

Double glazed window to the front, radiator, fitted wardrobes and door to the en suite shower room.



#### **En Suite Shower Room**

Double glazed window to the front, towel radiator, mosaic tiled floor, toilet, wash hand basin and shower cubicle with mains shower.

#### **Bedroom Two 12'03" x 11'01" (3.73m x 3.38m)**

Double glazed window to the rear, radiator, fitted wardrobes.



#### **Bedroom Three 13'05" x 8'03" Max (4.09m x 2.51m Max)**

Double glazed window to the front, radiator.



#### **Bedroom Four 10'02" x 8'05" Max (3.10m x 2.57m Max)**

Double glazed window to the rear and radiator.

#### **Family Bathroom**

Double glazed window to the rear, tiled walls, toilet, wash hand basin and bath with shower screen and mains shower over.



#### **Garden**

The rear garden is laid to lawn with areas of raised decking and mature borders and access to the front of the property.



#### **Garage 18'10" x 8'01" (5.74m x 2.46m)**

Up and over door, power, light and personal door to the kitchen.

#### **Parking**

The driveway provides space for two parking spaces.

#### **Tenure**

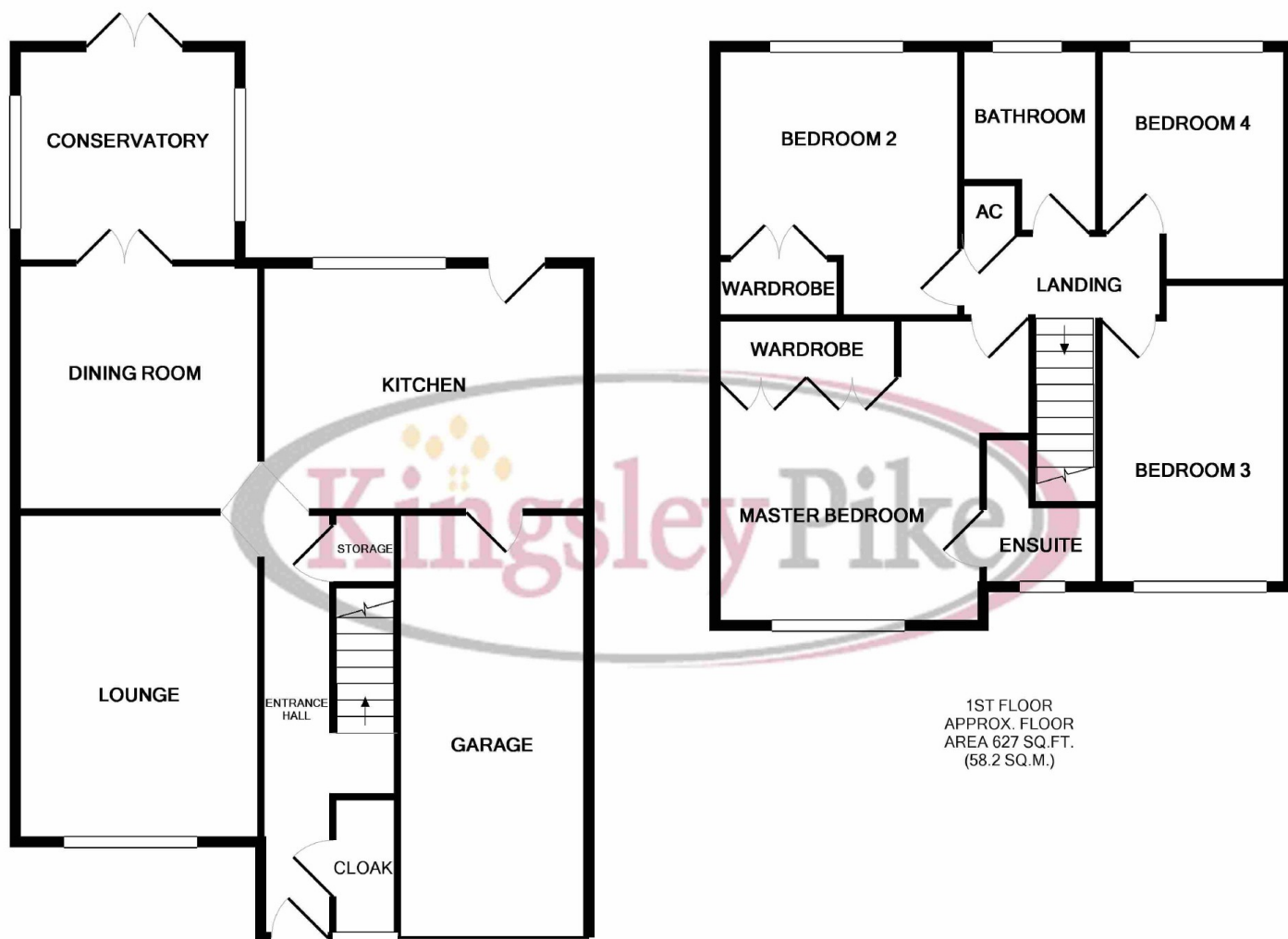
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

#### **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

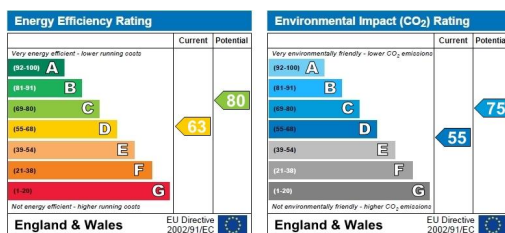


GROUND FLOOR  
APPROX. FLOOR  
AREA 806 SQ.FT.  
(74.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 627 SQ.FT.  
(58.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1433 SQ.FT. (133.1 SQ.M.)

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.  
Made with Metropix ©2019



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"**

63 New Road, Chippenham, Wiltshire, SN15 1ES  
T: 01249 464844 | F: 01249 709099  
sales@kingsleypike.co.uk | www.kingsleypike.co.uk