



4 The Orchids, Chippenham, Wiltshire, SN15 1FD

£485,000

Located to the Northern outskirts of Chippenham and situated within a small development in a cul de sac position, offering excellent road links to both the M4 motorway and the town centre, a well presented modern four bedroom detached home with modern open plan kitchen/ dining, living room. To the rear of the property there is an enclosed South facing garden laid mainly to lawn with driveway providing off road parking and access to the garage. The property benefits from double glazing and gas central heating. In our opinion viewing essential to fully appreciate the excellent accommodation on offer.

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

Entrance Hallway

Front door to hallway, under stairs cupboard, radiator.

Cloakroom

Double glazed window, W.C, hand basin, radiator, wall mounted boiler.

Utility Room 7'09" x 5'08" (2.36m x 1.73m)

Double glazed window, laminated work top, cupboards under, plumbing and space for washing machine, radiator, door to outside.

Open Plan**Living Room 13'10" x 13'05" (4.22m x 4.09m)**

Double glazed French doors to garden, return door to hallway, radiator.

**Dining Room 13'10" x 11'04" (4.22m x 3.45m)**

Double glazed window to rear, radiator.

**Study 12'05" x 11'04" (3.78m x 3.45m)**

Double glazed window, radiator.

**Modern Fitted Kitchen 13'01" x 11'11" (3.99m x 3.63m)**

Double glazed window, laminated work tops, a range of soft closing cupboards and drawers, inset stainless steel sink unit, inset gas hob with cooker hood, fitted electric ovens, fitted microwave, integrated dishwasher and integrated fridge/freezer, archway to dining room.

**Landing**

Double glazed window, radiator, built in cupboard housing hot water tank.

Bedroom One 13'03" x 11'05" (4.04m x 3.48m)

Double glazed window, built in wardrobe, radiator.

**En Suite Shower Room**

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

Bedroom Two 12'09" x 12'04" (3.89m x 3.76m)

Double glazed window, radiator.



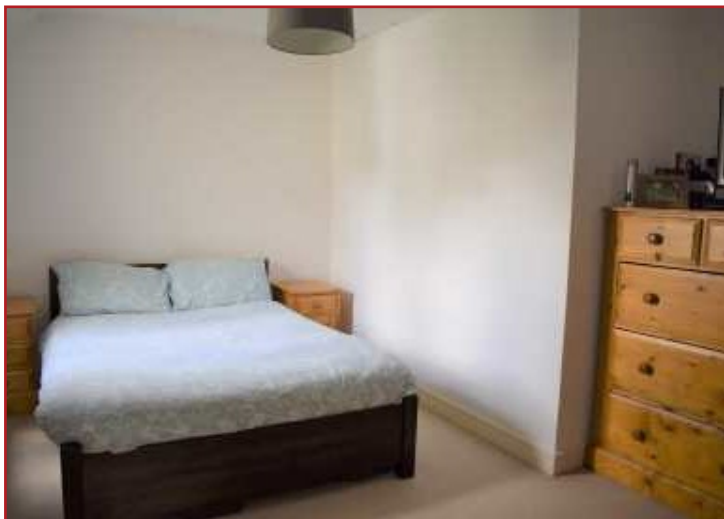
Bedroom Three 11'07" x 11'06" (3.53m x 3.51m)

Double glazed window, radiator, access to loft.



Bedroom Four 13'02" x 8'04" (4.01m x 2.54m)

Double glazed window, radiator.



Bathroom

Double glazed window, panelled bath, mixer/spray shower attachment, W,C, radiator.



Outside

View from rear garden to house.

Front

To the front of the property there is an area of garden to the front and side, driveway.

Rear

To the rear of the property there is an enclosed garden, gated side access, personal door to garage, outside power.



Single Garage 16'03" x 9'02" (4.95m x 2.79m)

Up and over door, power, light, storage space over rafters.

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

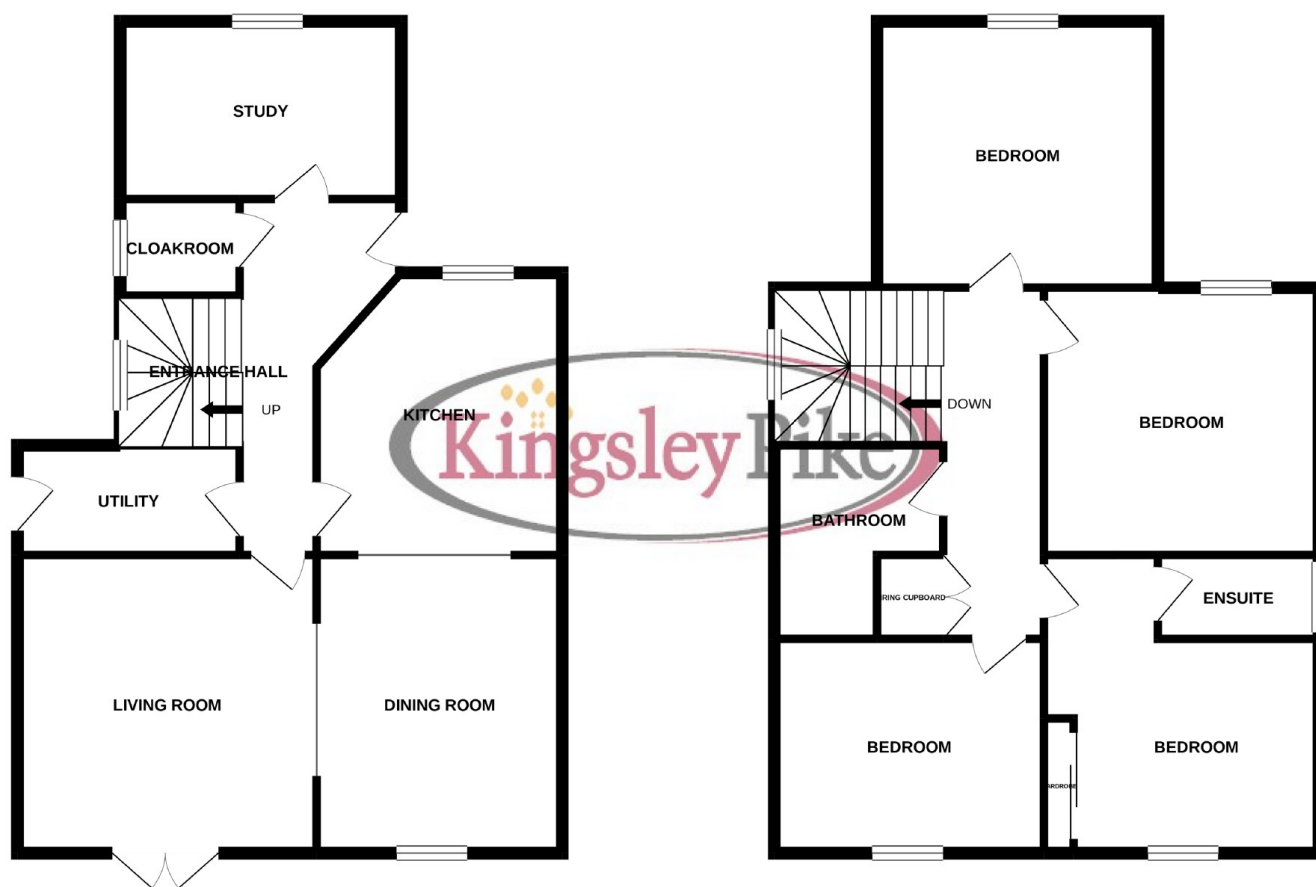
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

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 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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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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