



15 Matford Hill, Chippenham, Wiltshire, SN15 3NX
£425,000

Occupying an enviable position within a cul de sac with views over open fields from a number of rooms an EXTENDED detached family home. With convenient access in to the Town Centre along the riverside walk as well as being a short distance from Monkton Park Primary School it would make an ideal family home. The generous South facing rear garden compliments the property.

- **Extended Detached Home**
- **Four Bedrooms**
- **Bathroom & Shower Room**
- **Lounge & Dining Room**
- **Conservatory**
- **Kitchen**
- **South Facing Rear Garden**
- **Garage and Driveway**

Entrance Porch

Upvc double glazed door to front, door to hallway, radiator, tiled floor.

Entrance Hall

Doors to lounge and kitchen, stairs to first floor, radiator, wood effect flooring.

Lounge 18'01" x 10'11" (5.51m x 3.33m)

Upvc double glazed window to front and rear, living flame gas fire with wooden mantle, door to hallway, radiators, wood effect flooring, television point, spot lighting.



Kitchen 15' x 8'11" (4.57m x 2.72m)

Upvc double glazed window to side, door to entrance hall with access to dining room, fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring gas hob with cooker hood over, space and plumbing for automatic washing machine, built in dishwasher and fridge, radiator, wood effect flooring, breakfast bar.

Dining Room 11'06" x 9'07" (3.51m x 2.92m)

Upvc double glazed doors to rear, door to conservatory, radiator, wood effect flooring, under stairs cupboard.



Conservatory 11'07" x 8'11" (3.53m x 2.72m)

Of Upvc construction with double glazed windows to two sides, doors to rear, radiator, tiled flooring.

Landing

Upvc double glazed window to rear, access to roof void, doors to;

Bedroom One 11'10" x 9'11" (3.61m x 3.02m)

Upvc double glazed window to front, radiator, built in wardrobes.



Bedroom Two 11'01" x 9'01" (3.38m x 2.77m)

Upvc double glazed windows to front and side, radiator, built in wardrobes, airing cupboard.



Bedroom Three 7'11" x 7'09" (2.41m x 2.36m)

Upvc double glazed window to rear, radiator.



Bedroom Four 8'04" x 6'06" (2.54m x 1.98m)

Upvc double glazed window to rear, radiator, wood effect flooring. Door to the En Suite.



Shower Room

Toilet, Wash hand basin and shower cubicle.

Family Bathroom

Obscured Upvc double glazed window to side, fitted with a three piece white suite comprising bath with shower over, vanity wash hand basin, low level WC, all with chrome fittings, fully tiled, chrome heated towel rail, extractor fan, spot lighting, tiled flooring.

Front

Block paved front drive with parking for at least three cars.



Single Garage

Rear Garden

A good size south facing enclosed rear garden laid mainly to lawn with patio area and storage shed/ outhouse. The garden offers space to extend the existing property (subject to the usual planning consent)



Tenure

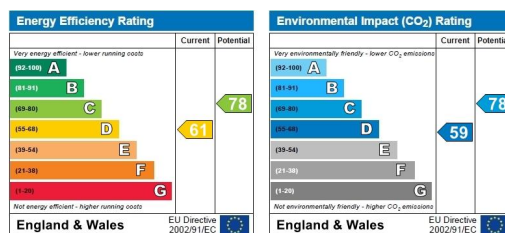
We are informed by the seller that the tenure of this property is Freehold.

Viewing

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

Opening Times

Monday - Friday 9.00am - 5.30pm / Saturday 9.00am - 4.00pm



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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