



**London Road, Chippenham**  
**£345,000**



A semi detached home that has a magnificent 18' x 17' 9 (5.5m x 5.2m approx) living dining room that is open plan to the fitted kitchen. The ground floor has a living room with fireplace, dining room, guest cloakroom and a formal hall. The first floor offers three generous bedrooms and a family bathroom. Outside the home enjoys a deep front garden and an enclosed rear garden. There is off road parking for up to three vehicles and there is a garage. The home has double glazing, gas central heating and a large summer house in the garden also.



An outline of the home in further detail is as follows;

## **LOCATION**

The home is placed on the eastern side of Chippenham. It is a flat walk to the centre of the market town which offers a multitude of shopping facilities, restaurants and cafes.

Country walks are also within easy reach. The old railway line between Chippenham and Calne is a few minutes walk away as are the wide open spaces and Historic Forest of Westmead Open Spaces.

## **ACCESS & AREAS CLOSE BY**

The A4 gives routes east to Marlborough, Cherhill White Horse and Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound also. To the west is Corsham, Bath and the M4 westbound.

There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon and all the towns/villages in between. Chippenham train station offers routes west to Bath and Bristol.

## **FORMAL HALL**

Stripped wood floor. Doors to the living room, kitchen and guest cloakroom.

## **GUEST CLOAKROOM**

Water closet and wash basin. Window with privacy glass.

## **LIVING ROOM**

**13'3 x 11'3 (4.04m x 3.43m)**

The focal point of the room is an ornate fire surround and open fire. A bay window offers a view out over the front. There is room for a number of sofas and further furniture. Glazed double doors lead to the dining room.

## **DINING ROOM/STUDY**

**11'4 x 10'3 (3.45m x 3.12m)**

Doors give access to both the living room and to the living dining kitchen. This space could offer numerous possibilities as either an extra dining area, family space or a study. Wood floor.

## **LIVING DINING KITCHEN**

An open plan space that has a wood floor and offers natural kitchen and dining living spaces. The spaces are outlined as follows;

## **FITTED KITCHEN AREA**

**9'6 x 7'6 (2.90m x 2.29m)**

There is a selection of fitted wall and floor cabinets with work surfaces. Room is been allowed for a range cooker, washing machine and an American-style fridge freezer. Cooker hood. Integrated dishwasher. Inset one and half bowl and drainer.

## **FAMILY LIVING DINING ROOM**

**18' x 17' (5.49m x 5.18m)**

Two windows look out over the rear garden and a glazed door opens to the garden also. The ceiling features a large lantern window. The room can happily accommodate a large dining table with chairs, sofas and further furniture to complement.

## **FIRST FLOOR LANDING**

Doors give access to the bedrooms and to the bathroom. Access to the loft.

## **BEDROOM ONE**

**13'10 x 9'9 (4.22m x 2.97m)**

A bay window offers a view out over the front garden and has far-reaching views beyond. There is room for a large double bed and extra furniture.

## **BEDROOM TWO**

**11'4 x 8'9 (3.45m x 2.67m)**

A window views out over the rear garden. Another double bedroom with space for a double bed and extra furniture.

## **BEDROOM THREE**

**8' x 8' (2.44m x 2.44m)**

A window offers a view out over the front garden and has far-reaching views beyond. A generous single room although it can accommodate double bed if required. This room would also make a very nice study/office.

## **BATHROOM**

**8'7 x 5'10 (2.62m x 1.78m)**

There are two windows with privacy glass. Water closet, pedestal wash basin and a panel enclosed bath with shower over. Tile finishes and a tile floor.

## **FRONT GARDEN**

A gated brick pathway leads up to the front access door which has a pretty storm porch over it. There are ornamental trees, flat lawn and a shingled area for plant display. A gate gives access to the side pathway which leads to the rear garden.

## **REAR GARDEN**

The garden is enclosed and has a flat lawn. From here there is access to the parking area and to the summer house.

## **SUMMER HOUSE**

**17'6 x 7'9 and 8'10 x 7'6 (5.33m x 2.36m and 2.69m x 2.29m)**

Arranged as two rooms and offering a numerous uses. Relaxation, entertaining and home office. There are windows and power.

## **GATED PARKING**

Adjacent to the garage is a gravelled parking area with space to park up to three vehicles.

## **GARAGE**

Placed at the end of the garden. Side window.





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**Directions:** For exact location and details on how to view please contact Butfield Breach on 01249 821110