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Heron Way, Chippenham

Price Guide £380,000

A beautifully presented four bedroom detached house situated in this highly desirable cul-de-sac on the western side of Chippenham. The property offers easy access to the towns major commuter links including the M4(J17) and is within walking distance of shops and schools. The accommodation comprises; entrance hall, cloakroom, sitting room, open plan kitchen / dining room with utility room and conservatory. The first floor provides; master bedroom with en-suite shower room, three further bedroom and family bathroom. Externally the property provides front and enclosed rear gardens, off road driveway parking and an integral garage. An internal viewing is highly recommended.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Accommodation

With approximate measurements the accommodation comprises:

Ground Floor

Entrance Hall

With upvc double glazed door to front, doors to sitting room and cloakroom, carpeted stairs to the first floor landing, radiator, laminate flooring.

Cloakroom

With obscured upvc double glazed window to front, two piece white suite comprising low level w/c and vanity wash hand basin with tiled splash back, radiator, vinyl flooring.

Sitting Room 4.22m x 3.78m (13'10" x 12'5")

With upvc double glazed window to front, electric fire place

with wooden mantle and surround, archway to dining room, radiator, carpeted flooring.

Dining Room 2.74m x 2.62m (9' x 8'7")

With double glazed sliding patio door to conservatory, open plan to kitchen, archway to sitting room, laminate flooring.

Kitchen 4.93m x 3.33m (16'2" x 10'11")

With two upvc double glazed windows to rear, upvc double glazed door to rear garden, doors to utility room and under stairs storage, refitted kitchen offering a matching range of wall, base and display units, ceramic Belfast sink inset to solid wood work surfaces with upstands, integrated electric oven and four ring electric induction hob with stainless steel cooker hood over, integrated dishwasher, integrated fridge/freezer, radiator, tiled flooring.

Utility Room 2.59m x 1.65m (8'6" x 5'5")

Door from kitchen and door into garage, fitted with wall and base unit, solid wood work surfaces, space and plumbing for automatic washing machine, space to tumble dryer, wall mounted boiler, laminate flooring.

Conservatory 4.50m x 3.23m (14'9" x 10'7")

With upvc double glazed window to three sides, upvc double glazed French doors to side, carpeted flooring.

First Floor

Landing

With carpeted stairs rising from the entrance hall, two storage cupboards, radiator, access to loft space (insulated, part boarded, ladder & light), doors to...

Master Bedroom 5.13m x 2.67m (16'10" x 8'9")

With upvc double glazed window to front, radiator, built in wardrobes, carpeted flooring.

En-Suite Shower Room

With obscured upvc double glazed window to rear, fitted with a three piece white suite comprising; shower cubicle, vanity wash hand basin and low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, under floor heating, tiled flooring.

Second Bedroom 3.86m x 2.72m (12'8" x 8'11")

With upvc double glazed window to rear, radiator, carpeted.

Third Bedroom 3.15m x 2.72m (10'4" x 8'11")

With upvc double glazed window to front, radiator, carpeted.

Fourth Bedroom 3.51m x 1.98m (11'6" x 6'6")

With upvc double glazed window to front, radiator, carpeted.

Family Bathroom

With obscured upvc double glazed window to rear, fitted with a three piece white suite comprising; corner bath with mixer shower over, vanity wash hand basin & low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, under floor heating, tiled flooring.

Externally

Front Garden

The front garden is level and laid to lawn with path to front door and to gated access into the rear garden.

Rear Garden

The rear garden is mainly level and fence enclosed with patio and lawn areas, gated access to front garden.

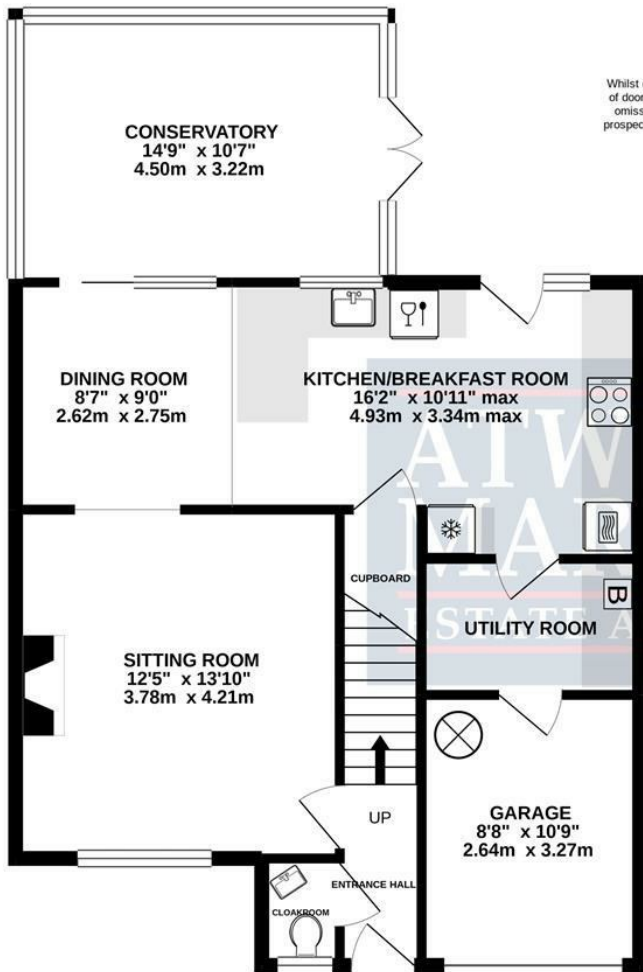
Integral Garage 3.28m x 2.64m (10'9" x 8'8")

The integral garage has a roller door to front and door to rear, it has been partially converted to provide the utility room and storage space, there is space for white goods and fitted water softener and hot water cylinder.



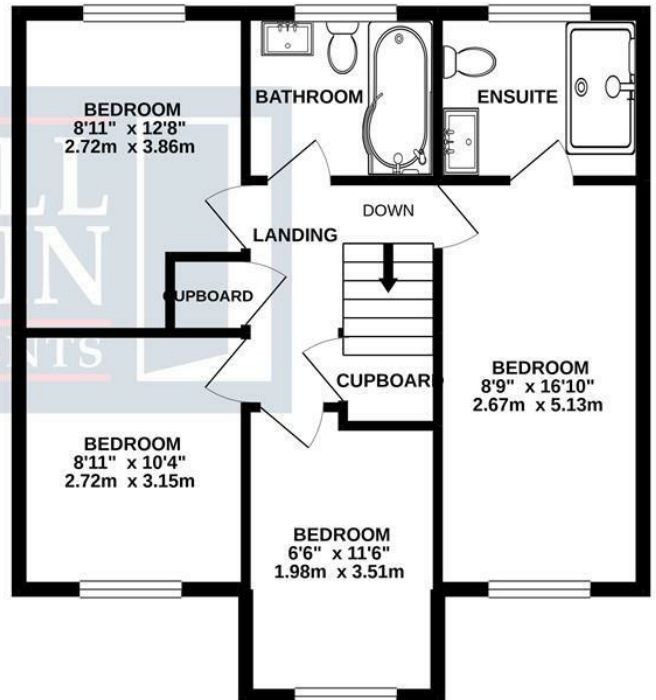


GROUND FLOOR



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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1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing