



**7 St. Peters Close, Chippenham, Wiltshire, SN15 2BQ**  
**£299,950**

Situated on the Western outskirts of the town centre, an extended and well presented three bedroom semi detached house. The extension provides a modern fitted kitchen diner with bi fold doors to the garden. To the rear there is an enclosed garden with lawn and decking, to the front there is a driveway providing off road parking and access to the garage. The property also features wood burners and benefits from gas central heating and double glazing.

- **Extended Semi Detached**
- **Three Bedrooms**
- **Living / Family Room**
- **Breakfast Prep Room**
- **Kitchen / Diner**
- **Gas C.H & D.GL**
- **Enclosed Garden**
- **Driveway & Garage**

### **Porch**

Double glazed window, front door and further door into the living room.

### **Living / Family Room Maximum Measurements 25'10" x 19'01" (Maximum Measurements 7.87m x 5.82m)**

Double glazed window to front, stair case to first floor, under stairs cupboard, door to garage, wood burning stove, opening to breakfast preparation room and further door to cloakroom.



### **Cloakroom 7'06" x 2'10" (2.29m x 0.86m)**

Double glazed window, W.C, pedestal hand basin.

### **Breakfast Preparation room 7'06" x 6'05" (2.29m x 1.96m)**

A useful room that is currently used as tea / coffee breakfast area, with wood work tops, fitted cupboards, under counter dishwasher and Belfast sink.



### **Kitchen / Diner 18'04" x 12'06" (5.59m x 3.81m)**

Double glazed window to rear, door to side and bi fold doors to rear, wood work tops with a range of cupboards under, Central peninsula unit, slate floor, space for range style cooker, space for fridge/freezer, Belfast sink, two Velux skylights.



### **Landing**

Double glazed window to side, access to loft.

### **Bedroom One 14'04" x 8'10" (4.37m x 2.69m)**

Double glazed window, fitted wardrobes with sliding mirrored doors, radiator.



### **Bedroom Two 11'02" x 10'03" (3.40m x 3.12m)**

Double glazed window, radiator.



### **Bedroom Three 9'01" x 8'05" (2.77m x 2.57m)**

Double glazed window, radiator.



### Garage

The garage has been divided into two by insulation board so could easily be removed if needed.

One area of the garages is accessed via the living room and measures: 9'05" x 8'05" The other area is accessed via the driveway and measures: 7'08" x 5'06"

### 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

### Bathroom

Double glazed window, bath with central tap fittings, tiled shower cubicle, hand basin with fitted cupboards, ladder radiator, W.C.



### Outside

To the rear there is an enclosed garden with decking.

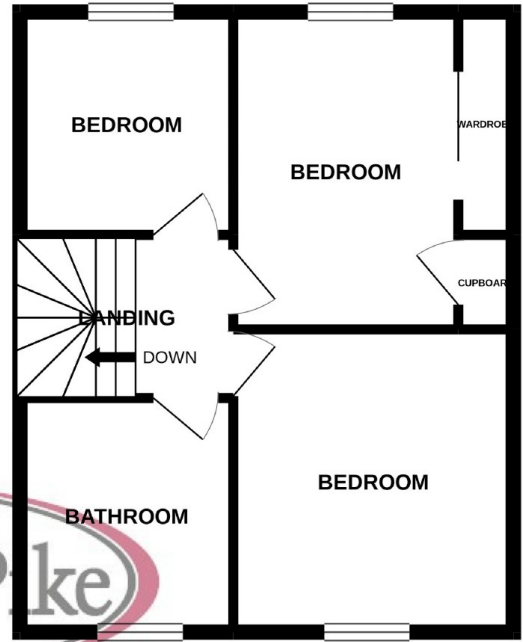
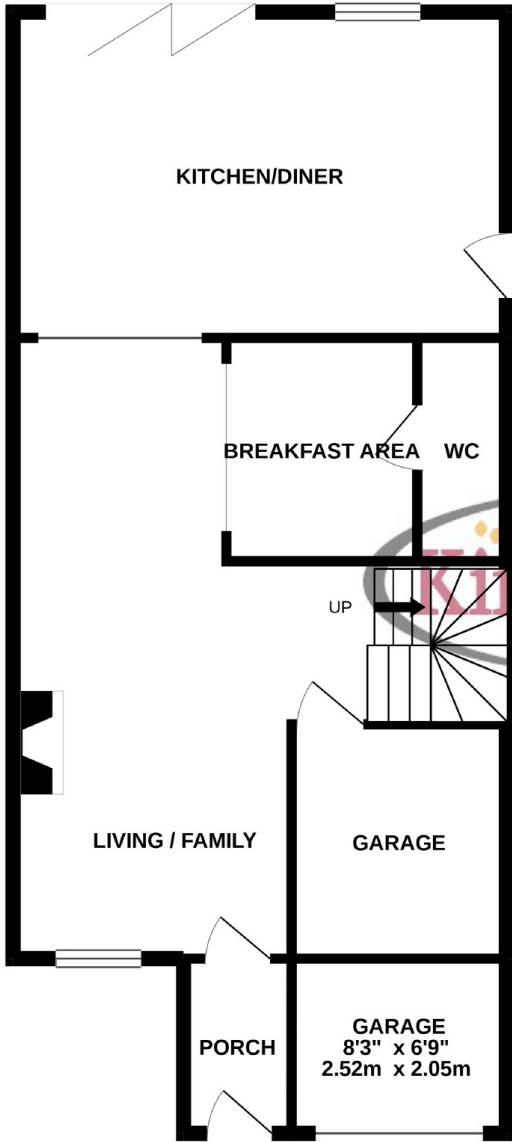


### Front

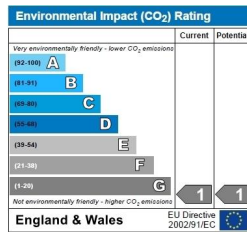
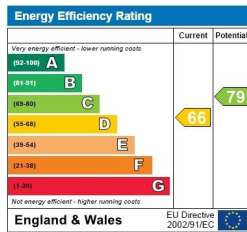
To the front there is a driveway providing off road parking and access to the garage.

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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