



**10 Roundwood View, Christian Malford, Chippenham, Wiltshire, SN15 4BG**  
**£515,000**

Located in the sought after village of Christian Malford, offering excellent road links to both the M4 motorway and the town centre, a well presented four bedroom detached property situated at the end of a cul de sac with open countryside views to both side and rear. The property features two double garages, one with two up and over doors and one with single roller door. To the rear is an enclosed garden laid mainly to lawn with patio.

- **Detached House**
- **Four Bedrooms**
- **Cloakroom & Utility**
- **Living & Dining Room**
- **Conservatory**
- **Oil Heating & D.GI**
- **Enclosed Garden**
- **Two Double Garages**



**Entrance Hallway**

Front door with leaded and stained insets leads into entrance hallway, radiator, under stairs cupboard.

**Cloakroom**

Double glazed window to front, W.C, hand basin, towel style radiator.

**Living Room 20'10" x 11'04" (6.35m x 3.45m)**

Double glazed bay window to front, double glazed patio doors to conservatory, return doors to dining room, feature stone fireplace, two radiators.

**Dining Room 10'04" x 8'04" (3.15m x 2.54m)**

Double glazed window to rear, radiator.

**Conservatory 17'03" x 7'05" (5.26m x 2.26m)**

Double glazed conservatory overlooking the garden, door to outside.

**Fitted Kitchen 13'08" x 7'09" (4.17m x 2.36m)**

Double glazed window, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset sink unit, space for Range style cooker, cooker hood, integrated dishwasher, integrated fridge and freezer, part glazed door to garden.

**Utility Room 6'07" x 6'08" (2.01m x 2.03m)**

Double glazed window, laminated work top, work top with stainless steel sink unit, plumbing and space for washing machine, space for tumble dryer, radiator and boiler.

**Landing**

Access to loft.

**Bedroom One 13'03" x 9'03" (4.04m x 2.82m)**

Double glazed window to front, countryside views, radiator, two built in cupboards, door to en suite.

**En Suite Bathroom**

Double glazed window, panelled bath with mixer / spray shower attachment, hand basin with cupboards under, W.C, towel style radiator.

**Bedroom Two 11'6" x 10'09" (3.51m x 3.28m)**  
Double glazed window, built in cupboards, radiator.



**Bedroom Three 9'08" x 8'02" (2.95m x 2.49m)**  
Double glazed window, radiator.

**Bedroom Four 9'07" x 5'06" (2.92m x 1.68m)**  
Double glazed window, radiator.

**Family Bathroom**

Double glazed window, panelled bath with mixer/spray shower, separate shower cubicle, W.C, hand basin, towel style radiator.

**Outside**



**Front**

To the front of the property is a driveway leading to the property with lawn to side and a range of mature shrubs and trees.

**Rear**

To the rear there is an enclosed garden laid mainly to lawn with patio area and gated side access. A range of flower beds, borders and pond. Personal door into the garage.



**Garaging**

There are two double garages:

Garage One: 17'11" x 17'10": Two up and over doors, power and light, storage space over rafters, window to rear, opening through to garage two.

Garage Two: 18'04" x 17'08": One Single roller garage door, power and light, storage over eaves, air compressor.



**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**

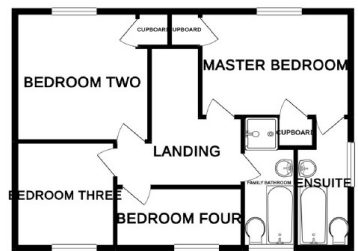
Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm



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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