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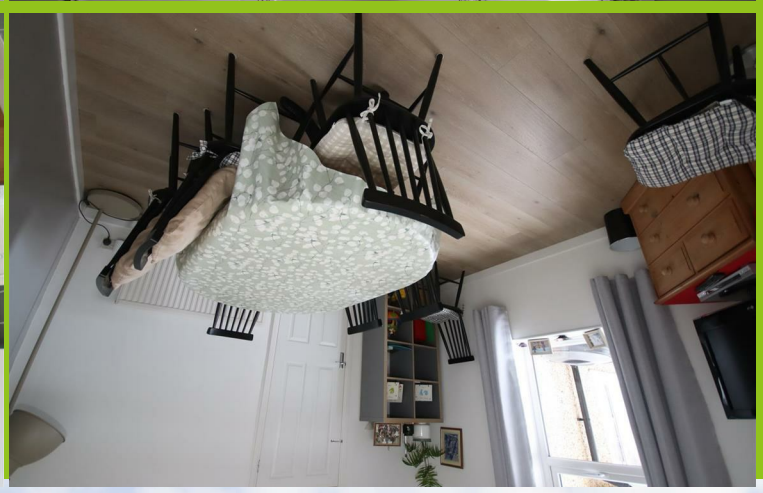


68 Greenway Lane
Chippenham

GOODMAN WARREN BECK

68 Greenway Lane, Chippenham, SN15 1AF

A much improved and extended individual detached house offering flexible accommodation with the benefit of a self contained annex to the side, situated within delightful large gardens. Benefits now include five bedrooms, refitted shower room, family bathroom, ground floor sitting room, dining room, breakfast room, a well appointed kitchen and utility/cloakroom. The adjoining self contained annex has it's own hall, shower room, large double bedroom and exceptionally spacious sitting/dining room with kitchenette off. Externally there are delightful well maintained large gardens with ample parking, sheds and summerhouse.

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

£605,000

Situation
The property is conveniently situated in a mature popular area on the favoured northern side of the town, close to local senior/primary schools and the delightful John Coles Park. The town centre, many local amenities and sports facilities are within easy reach along with the mainline railway station c.½ mile. Junction 17 of the M4 motorway is 4 miles north, providing swift access to Swindon, Bristol and the Georgian city of Bath.

Canopied Porch
Outside light. Part obscure double glazed entrance door to:

Reception Hall
Staircase to first floor. Radiator. Tiled floor.

Sitting Room
16'6" x 9'11" plus bay
Dual aspect with south facing bay window to side and window to front. Feature fireplace with inset electric coal effect fire. Radiator. Coving.

Breakfast Room
13'3" x 8'6" maximum
Window to side. Breakfast bar with cupboard base unit under. Further drawer and cupboard base unit. Wall mounted cupboards. Understairs cupboard. Radiator. Tiled flooring. Twin multi pane glazed doors to dining room and through to:

Kitchen
11'3" x 9'1"
Window to rear. Stainless steel one and a half bowl single drainer sink unit with cupboard base unit under. Rolled edge worksurfaces to sides with drawer and cupboard base units under. Wall mounted cupboards. Wine rack. Space for range style cooker. Extractor hood. Gas and electric cooker points. Plumbing and space for dishwasher and washing machine. Tiled flooring.

Dining Room
10'4" x 9'11"
Multi pane double glazed french doors to front. Radiator. Wood laminate flooring. Coving

Inner Hall
Airing cupboard with shelving and radiator. Cloaks hanging space. Tiled flooring. Door to Annex.

Utility/Cloakroom
7'9" x 5'10"
Obscure double glazed window to rear. Stainless steel single bowl single drainer sink unit with cupboard base unit under. Rolled edge worksurfaces to sides with plumbing and space for washing machine and tumble dryer under. Wall mounted cupboards. Radiator. Tiled flooring. Tiling to three walls.

First Floor Landing
Access to insulated boarded loft space with pull down ladder and light.

Bedroom One
16'5" x 9'11"
Dual aspect with double glazed windows to front and side facing west and south. Radiator. Picture rails. Built-in cupboard housing lagged hot water tank and replacement gas fired boiler supplying radiator central heating.

Bedroom Two
11'11" x 9'10"
Double glazed window to front. Radiator. Built-in cupboard. Picture rails.

Bedroom Three
11'4" x 10'6" max
Double glazed window to rear. Radiator.

Bedroom Four
11'3" x 10'10" max
Double glazed Window to rear. Radiator.

Bedroom Five
9'7" x 8'0"
Double glazed window to rear. Radiator.

Family Bathroom
9'9" x 6'7"
Obscure double glazed window to side. Refitted with white suite comprising panelled Carronite bath with Triton thermostatic power shower and glazed screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Chrome ladder style radiator . Tiled floor. Radiator. Recessed halogen spotlights. Fully tiled to three walls.

Shower Room
7'0" x 5'10"
Obscure double glazed window to front. White suite comprising corner shower cubicle with Triton thermostatic power shower. Pedestal wash basin with chrome mixer tap. Close coupled WC. Chrome ladder radiator . Tiled floor. Recessed spotlights. Fully tiled to three walls.

Annex

Reception Hall.
Part obscure uPVC double glazed entrance door from front garden. Radiator. Wood laminate flooring. Access to insulated roof space. Door to:

Living Space
20'10" maximum x 14'0"
Large dual aspect room with window to side and part double glazed door with window to either side to rear. Laminate flooring. Radiator. Gas convector heater. Open plan to:

Kitchen Area
Light tunnel. Stainless steel single bowl single drainer sink unit with cupboard base unit under. Rolled edge worksurfaces to sides with cupboard base units under. Wall mounted cupboards. Gas and electric cooker points. Extractor hood. Plumbing for washing machine. Recessed halogen spotlights. Tiled flooring.

Bedroom
11'5" x 11'3"
Double glazing window to rear. Radiator. Wood laminate flooring.

Shower Room
Obscure double glazing window to front. Tiled corner shower cubicle. Pedestal wash basin chrome mixer tap. Close coupled WC. Ladder radiator. Extensive tiling. Tiled flooring. Shaver point.

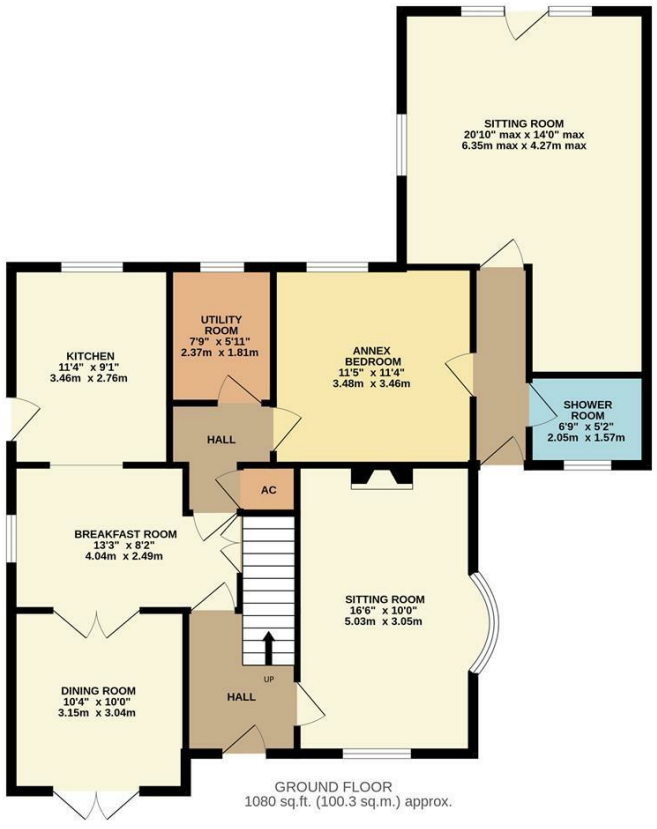
Agents Note
The annex bedroom has also been used as a family room for the main house with the annex living space providing bed-sit accommodation.

Outside

Front Garden
Enclosed by fencing to sides and walling with mature hedging to front. Twin five bar gated access into gravelled driveway and turning area to front. Additional wrought iron gated pedestrian access to pathway to front entrance. Laid to lawn with deep mature shrub and flower borders. Gated access to both sides.

Rear Garden
Good sized plot enclosed by fencing. Beautifully maintained. Laid to lawn with deep border to side. Terrace area to rear of garden with gravelled areas to either side. Summerhouse with power and television point. Shed with power. Further shed. Covered storage area. Outside lights and outside tap.

Directions
From the town centre proceed along New Road under the railway arches into Marshfield Road and bear right into Park Lane. Turn left at the roundabout onto Malmesbury Road and take the first right into Greenway Lane. The property will be found on the right hand side just after the third turning on the right into Birch Grove.



GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.

TOTAL FLOOR AREA : 1829 sq.ft. (169.9 sq.m.) approx.

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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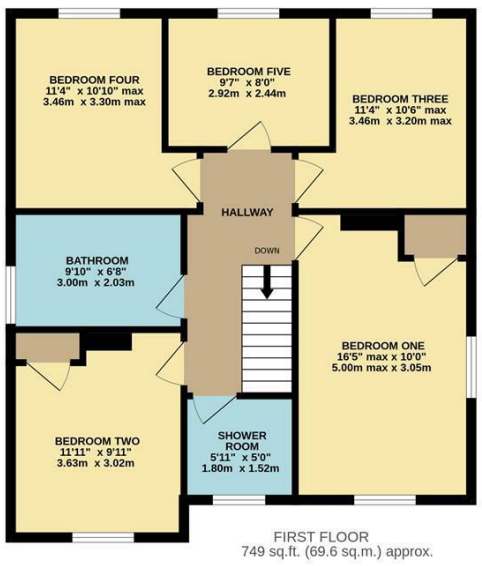
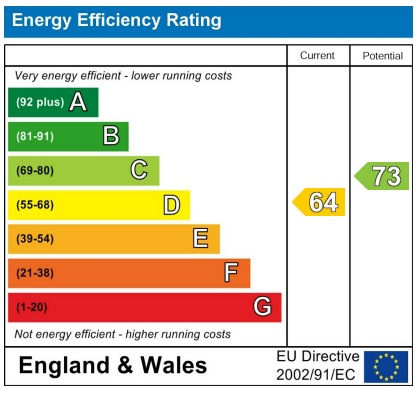


FIRST FLOOR
749 sq.ft. (69.6 sq.m.) approx.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

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