GOODMAN WARREN BECK

9 Clarence Road
Chippenham





















www.goodmanwb.co.uk

rightmove.co.uk
The UK's number one property website

9 Clarence Road, Chippenham, SN14 0UH

GOODMAN WARREN BECK

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

£600,000

An attractive and well maintained four bedroom detached house with detached double garage ideally situated on the edge of this sought after development on the western side of town with a pleasant outlook to the front and a mature rear garden enjoying a good degree of privacy. The ground floor accommodation offers a welcoming reception hall with a refitted guest cloakroom, dual aspect sitting room with bay window, feature fireplace and French doors to the garden, separate dining room with bay window, a quality refitted kitchen/breakfast room with a range of fitted units incorporating a central island and built-in appliances. The first floor boasts a spacious landing, generous master bedroom with built-in wardrobes and en-suite shower room, three further good sized bedrooms all with built-in wardrobes and a large family bathroom. Outside there are well stocked gardens to the front and rear and a driveway providing off road parking for four vehicles leading to the double garage.

Situation
The property is conveniently situated in a sought after area on the western outskirts of Chippenham offering excellent access to both the western bypass and the M4 motorway via Junction 17 a few miles north of the town. Local shops and amenities are close to hand as are the Sainsburys and Morrison supermarkets.

Accommodatipn Comprising:

Canopied Porch
Entrance door to:

Reception Hall
Sealed unit double glazed window to front. Radiator. Dado rail. Coving. Deep understairs cupboard. Doors to:

Refitted Cloakroom
Obscure sealed unit double glazed window to front. Contemporary style radiator. Vanity wash basin with chrome mixer tap. Close coupled WC. Coving.

Sitting Room
Dual aspect room with sealed unit double glazed bay window to front and sealed unit double glazed French doors with side panels to rear. Two radiators. Feature coal effect gas fire with marble inset and hearth with ornate surround. Coving.

Dining Room
Sealed unit double glazed bay window to front. Radiator. Coving.

Refitted Kitchen/Breakfast Room
Sealed unit double glazed window and door with side panel to rear. Double glazed window to side. Radiator. Range of drawer and cupboard base units incorporating a central island with matching wall mounted cupboards with under unit lighting. Worksurfaces with upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Breakfast bar. Built-in stainless steel gas hob with stainless steel extractor over. Built-in electric oven, multi function oven and warming drawer. Integrated dishwasher, washing machine, fridge/freezer and freezer. Spotlights. Coving. Replacement Worcester gas fired boiler (2023).

First Floor Landing
Radiator. Access to roof space. Coving. Dado rail. Cupboard housing hot water tank and immersion. Doors to:

Master Bedroom
Two sealed unit double glazed windows to rear. Radiator. Two built-in double wardrobes. Door to:

En-Suite Shower
Obscure sealed unit double glazed window to rear. Radiator. Fully tiled shower cubicle. Pedestal wash basin. Close coupled WC. Tiling to half height. Tiled floor. Shaver point. Spotlights. Extractor.

Bedroom Two
Sealed unit double glazed window to rear. Built-in double and single wardrobe.

Bedroom Three
Sealed unit double glazed window to front. Radiator. Built-in double wardrobe.

Bedroom Four
Sealed unit double glazed window to front. Radiator. Built-in double wardrobe.

Bathroom
Two obscure sealed unit double glazed windows to front. Radiator. Panelled bath with separate shower over and screen. Tiling to principal areas. Pedestal wash basin. Close coupled WC. Tiling to half height. Tiled floor. Spotlights. Extractor.

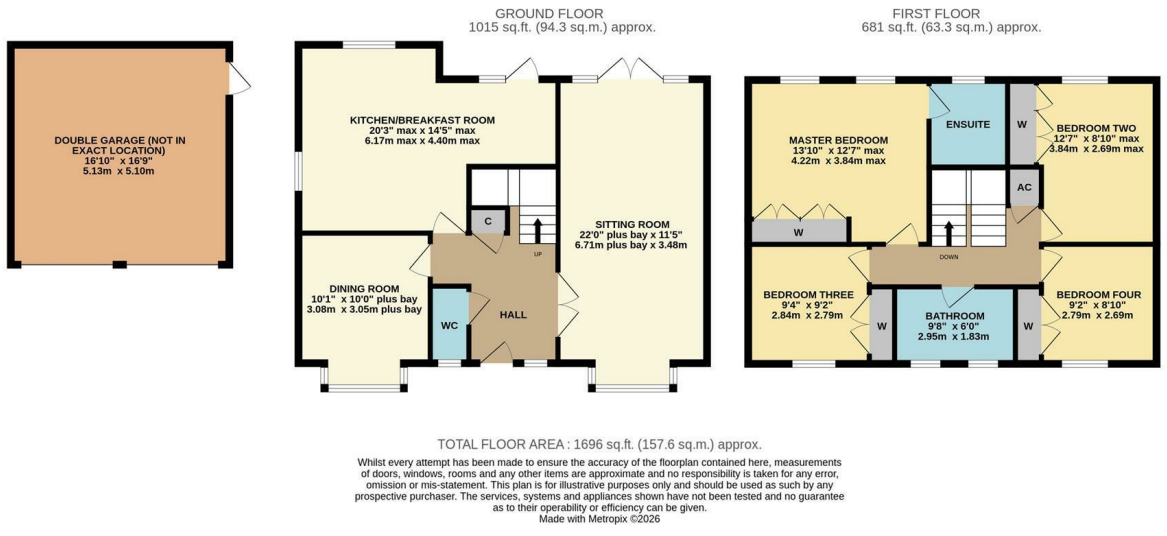
Outside

Front Garden
Laid to lawn with mature shrub borders and Indian sandstone pathway to front door and gated side access to rear garden. Double width driveway providing off road parking for four vehicles leading to the double garage and with gated side access to the rear garden.

Rear Garden
Delightful mature garden fully enclosed and enjoying a good degree of privacy and southerly aspect. Full width Indian sandstone patio area. Remainder laid to lawn with mature shrub borders. Summerhouse. Ornamental pond. Outside tap. Outdoor power supply.

Double Garage
Twin up and over doors. Eaves storage. Power and light. Personal door to side.

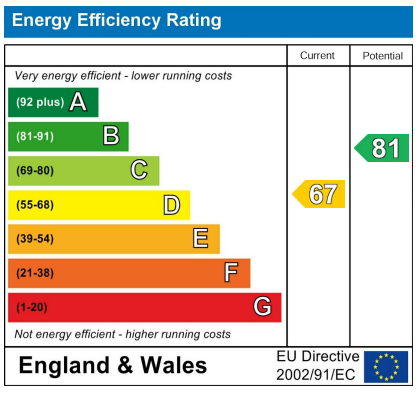
Directions
From the town centre proceed up New Road through the arches onto Marshfield Road. Continue on along the Bristol Road and at the roundabout turn left onto Hungerdown Lane. After the Garage take the second right into Derriards Lane. Continue along Derriads lane and over the mini roundabout. Take the turning on the right into Kensington Way and Clarence Road can be found on the right hand side.



TOTAL FLOOR AREA : 1696 sq.ft. (157.6 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.
Made with Metropix ©2026

ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)