GOODMAN WARREN BECK

14 Aintree Drive
Chippenham





















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14 Aintree Drive, Chippenham, SN14 0FA

GOODMAN WARREN BECK

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NO ONWARD CHAIN! An attractive four bedroom detached house situated in the sought after Cepen Park South development tucked away down a private driveway serving just three properties and enjoying an open outlook to the front. The ground accommodation offers a spacious reception hall with guest cloakroom, a good size sitting room with a fireplace housing a cast iron wood burning stove and French doors to a double glazed conservatory, a delightful open plan refitted kitchen/dining room with an extensive range of fitted units, central island a range of appliances and useful separate utility room. The first floor boasts a master bedroom with built-in wardrobes and an en-suite shower room, three further bedrooms and a family bathroom.
To the front is a lawned garden and double width driveway providing off road parking leading to an attached double garage.
To the rear is an enclosed garden enjoying a good degree of privacy with patio area and lawn.

Price Guide £475,000

Situation
The property is situated on the Cepen Park South development which is on the western side of town offering convenient access to the A350 providing easy connection to M4 J.17 for swift commuting to Bristol, Bath and Swindon.
Chippenham 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 from excellent schooling with numerous primary and three highly sought after secondary schools. For those looking to commute by rail, there is a main line rail service from Chippenham station to London (Paddington) and the West Country.

Accommodation Comprising:
Entrance door to:

Reception Hall
Luxury vinyl tiles with fitted doormat. Stairs to first floor with storage system under. Coving. Doors to:

Cloakroom
Obscure double glazed window to front. Radiator. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiling to half height. Tiled floor.

Sitting Room
Two double glazed windows to front. Stone fireplace with cast iron woodburning stove. Two radiators. Coving. Double glazed French doors and side panels to:

Conservatory
uPVC double glazed on a brick built base with French doors to side. Window seats with storage under. Luxury vinyl tiles. Two wall light points.

Refitted Kitchen/Dining Room
Two double glazed windows to front. Double glazed window to rear. Radiator. Extensive range of drawer and base units incorporating a large central island with matching wall mounted units. Worksurfaces with matching upstands, tiled splashbacks and undermounted Butler sink with mixer tap. Range cooker with splash back and extractor over. Integrated dishwasher. Built-in American fridge/freezer, wine fridge, tumble drier and microwave. Door to:

Utility Room
Door to rear. Radiator. Fitted doormat. Cupboard base unit. Work surfaces with upstands, tiled splashbacks and inset one and a half bowl single drainer ceramic sink unit with mixer tap. Wall mounted cupboards. Wall mounted gas fired boiler. Space and plumbing for washing machine. Further appliance space.

First Floor Landing
Double glazed window to front. Access to part boarded roof space with drop down ladder. Doors to:

Master Bedroom
Double glazed window to rear. Radiator. Two built-in double wardrobes. Door to:

En-Suite Shower Room
Obscure double glazed window to rear. Radiator. Shower cupboard. Pedestal wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls and floor. Shaver point. Extractor.

Bedroom Two
Double glazed window to rear. Radiator. Built-in double wardrobe.

Bedroom Three
Double glazed window to front. Radiator.

Bedroom Four
Double glazed window to front. Radiator. Overbed cupboards.

Family Bathroom
Obscure double glazed window to rear. Radiator. Panelled bath with mixer tap, separate shower over and shower screen. Pedestal wash basin. Close coupled. Tiling to principal areas. Tiled floor. Shaver point. Extractor.

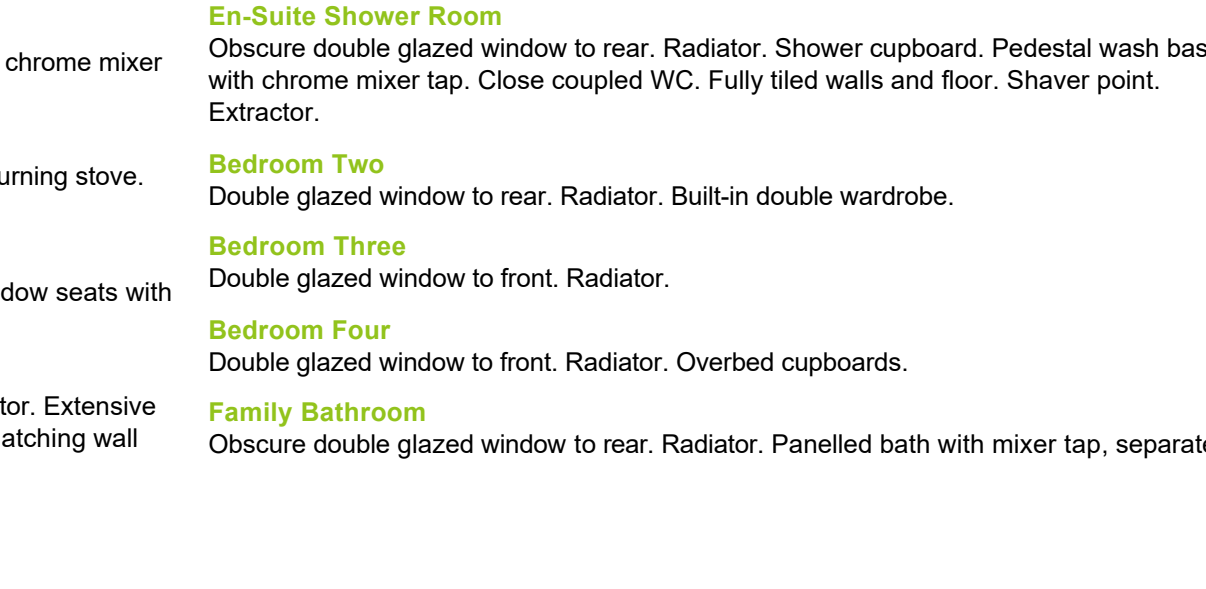
Outside

Front Garden
Double width driveway providing off road parking leading to the double garage. Area of lawn with shrubs and path leading to front door and round to the gated side access to the rear garden.

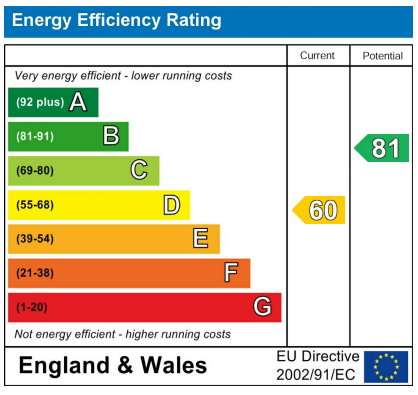
Rear Garden
Enclosed by fencing. Laid mainly to lawn with patio area and mature shrubs.

Double Garage
Up and over door. Power and light. Eaves storage. Personal door to rear.

Directions
From the town centre head out of town on the A4 Bath Road and head under the railway bridge. Continue straight over the roundabout by the Pheasant Pub and at the nest roundabout turn right. Continue over the roundabout onto Sandown Drive. Take the fifth turning on the right into Aintree Drive and then bear right. The property will then be found set down a private driveway on the right hand side.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

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)