



32 Hayward Close, Chippenham, SN15 3FA

£389,950

A greatly improved detached family home sat on a corner plot within the ever popular Pewsham Estate. A particular feature of this home is the 19'10" Kitchen with breakfast bar seating 4 people. On the ground floor there is also an entrance hall, lounge, separate dining, rear lobby and cloakroom. To the first floor there are three bedrooms and a family bathroom. To the rear the garden is laid to a generous patio with area of lawn and gated access. To the side an insulated workshop with power and light and to the front driveway parking.

Entrance Hall

Double glazed composite front door, stairs to the front door, door to the lounge and door to the kitchen.

Lounge 14'11" x 13' (4.55m x 3.96m)



Double glazed window to the front, radiator, laminate flooring, electric fire and surround and opening to the dining room.



Dining Room 16'01" x 9'08" (4.90m x 2.95m)



Double glazed window to the rear, double glazed patio doors leading in to the garden, opening to the kitchen, under stairs storage / desk space, laminate flooring and radiator.

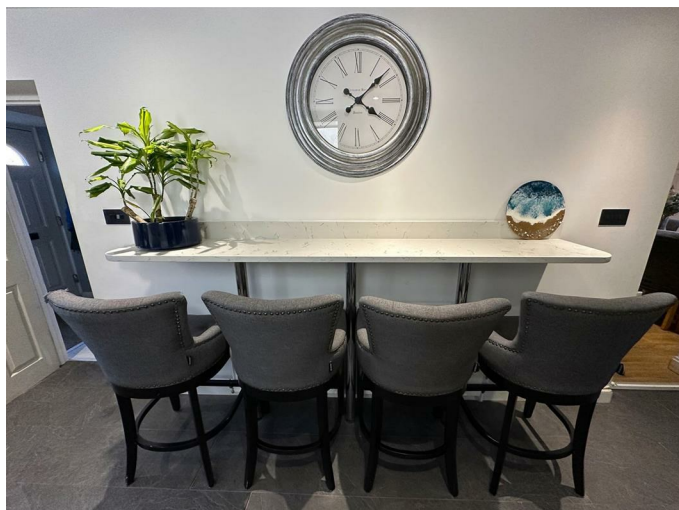


Kitchen 19'10" x 7'09" (6.05m x 2.36m)



Double glazed window to the front, opening to the

rear lobby, door to the entrance hall, laminate flooring, radiator, Granite breakfast bar with seating for four, range of floor and wall mounted units with Granite surfaces and splashes, in and under cabinet lighting, five ring AEG gas hob, Neff extractor fan, AEG electric oven and separate microwave oven, AEG dishwasher, inset sink and Granite drainer with mixer/spry tap, plumbing for a washing machine, space for a tumble dryer, plumbing and space for an American style fridge/freezer and integrated DAB radio with Bluetooth connectivity and integrated ceiling speakers.



Rear Lobby

Double glazed window to the rear, double glazed door to the garden, door to the cloakroom and storage space.

Cloakroom

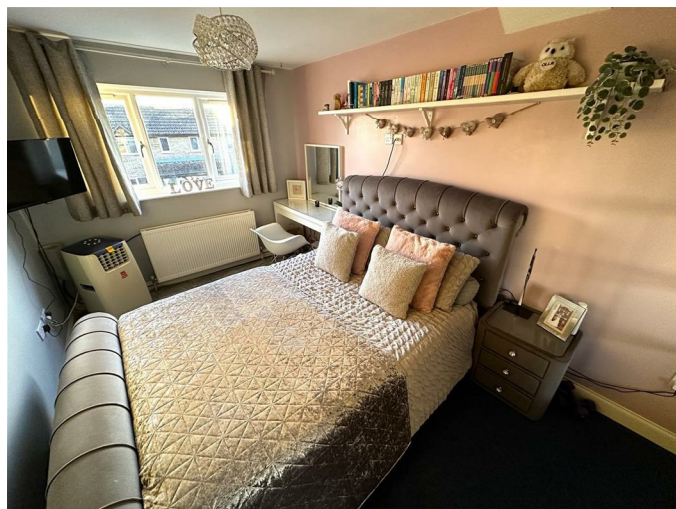
Double glazed window to the side, wash hand basin, toilet, towel radiator and wall mounted gas fired boiler.

Landing



Double glazed window to the side, storage cupboard, loft access and doors to the bedrooms and the bathroom.

Bedroom One 13'02" x 8'09" (4.01m x 2.67m)



Double glazed window to the front, radiator and built in wardrobes.

Bedroom Two 9'08" x 8'08" (2.95m x 2.64m)

Double glazed window to the rear and radiator.

Bedroom Three 10'03" x 7'01" (3.12m x 2.16m)

Double glazed window to the front, radiator and built in storage cupboard.

Family Bathroom 6'11" x 6'03" (2.11m x 1.91m)



Double glazed window to the rear, tiled floor, part tiled walls, extractor fan, towel radiator, toilet, wash hand basin, P shaped bath with mains shower over.

Rear Garden



Enclosed garden with side access laid to patio with further section of garden laid to lawn.

Workshop

Lockable door to the front, insulated with power and light.

Driveway

Driveway parking for one car on the driveway with a further paved space to the left.

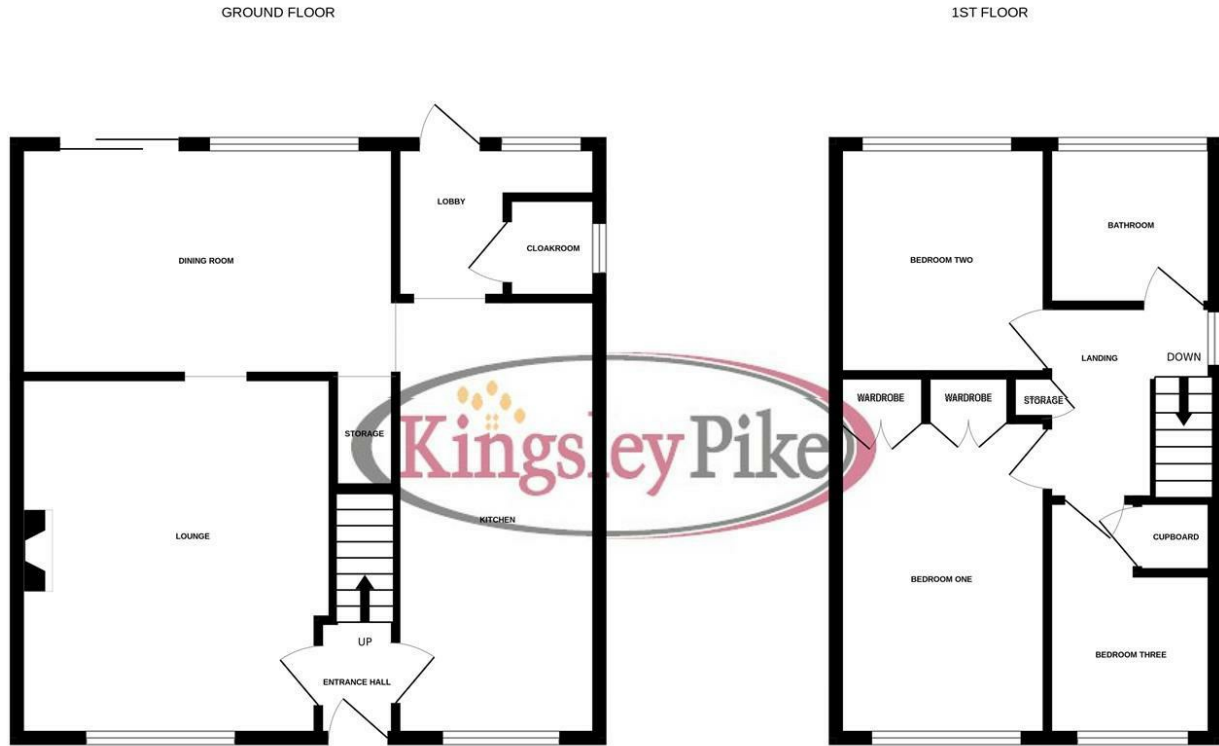
Tenure

We are advised by the .GOV website that the property is FREEHOLD.

Council Tax

We are advised by the .GOV website that the property is band D

Floor Plan



3 BEDROOM DETACHED HOUSE

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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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