



8 Payne Close, Chippenham, SN15 3FX

£385,000

NO VIEWINGS UNTIL 09/05 Located on the popular development of Pewsham and situated within a desirable cul de sac, a well presented three bedroom modern detached house. The property has been modernised and features, oak flooring and doors, granite kitchen work surfaces, solid wood kitchen cupboard doors, water softener, Mira Platinum pumped digital showers in both bathrooms, Duette energy-efficient thermal conservatory blinds. To the rear there is an enclosed garden with lawn, patio and wooden gazebo, gated access to the front with paviour drive and access to the single garage with electric roller door. Further benefits include double glazing and gas central heating with new radiators fitted in 2021/2022.

Entrance Hallway



Timber composite front door leads into hallway, with glass panelled staircase to first floor, radiator.

Cloakroom

Double glazed window, W.C. hand basin, radiator.

Living Room / Diner 23'07" x 10'10" max (7.19m x 3.30m max)



Double glazed window to front and double glazed doors to conservatory, two radiators.



Conservatory 9'02" x 8'09" (2.79m x 2.67m)



Double glazed conservatory with doors to the garden, fitted Duette energy-efficient thermal conservatory blinds in both ceiling and side windows, radiator.

Modern Fitted Kitchen 10'0" x 8'07" (3.05m x 2.62m)



Double glazed window to rear, granite work tops

with a range of cupboards and drawers, solid wood fronts, water softener, inset sink unit with boiling water tap, induction hob with cooker hood, fitted NEFF WiFi programmable double oven and microwave, space for fridge/freezer, feature radiator, quartz floor tiles, opening into utility.



Utility Room 7'01" x 5'10" (2.16m x 1.78m)



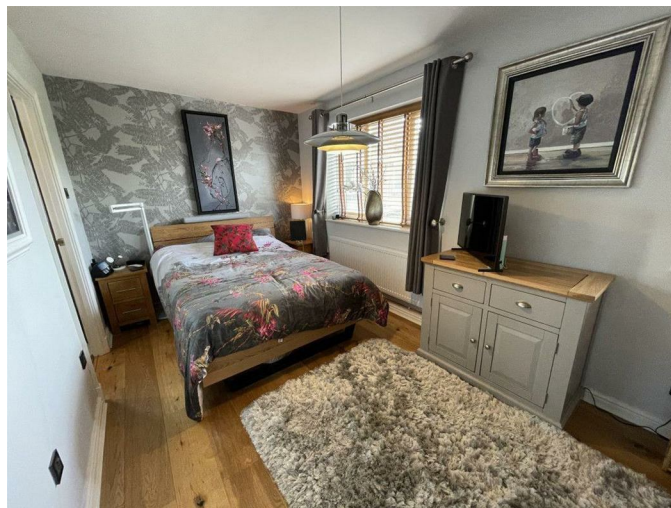
Double glazed window and door to garden, plumbing and space for washing machine and integrated dishwasher, range of cupboards with solid wood fronts and oak work top, wall mounted gas boiler, radiator, door to garage.

Landing

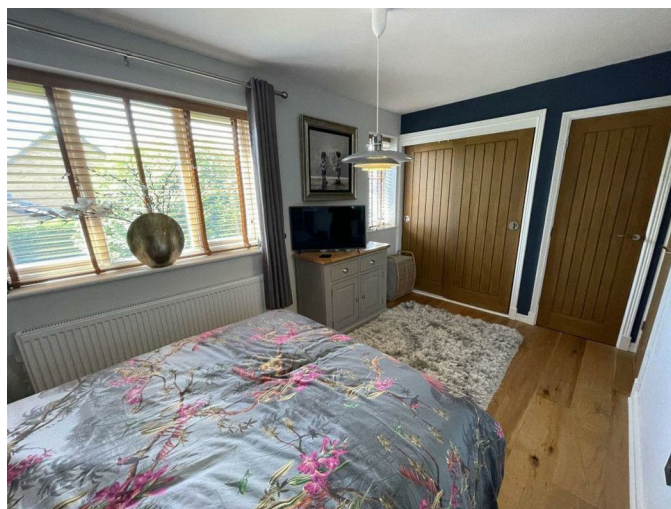


Doors to bedrooms and bathroom, double glazed window to side, access to loft, with loft ladder.

Bedroom One 14'04" x 8'03" (4.37m x 2.51m)



Two double glazed windows, built in oak wardrobes, radiator, door to en suite.



En Suite Shower Room



Double glazed window, shower cubicle with Mira Platinum pumped digital shower, hand basin with cupboard under, radiator.

Bedroom Two 9'10" x 9'04" (3.00m x 2.84m)



Double glazed window, radiator.

Bedroom Three 7'10" x 6'05" including wardrobes (2.39m x 1.96m including wardrobes)



Double glazed window, radiator, built in oak wardrobes.

Modern Bathroom



Panelled bath with Mira Platinum pumped digital shower over, hand basin with cupboard under, W.C, fitted LED mirror with weather station, radiator.

Outside



Rear



Enclosed garden laid mainly to lawn with patio and wooden gazebo, power and tap, gated side access.



Front

Paviour driveway providing off road parking and access to the garage, EV Point.

Single Garage 16'05" x 7'05" (5.00m x 2.26m)

Electric roller door with remote control, power and light. The current owners have fitted out the garage as a gym to include flooring, mirrored walls and indoor infrared heater.

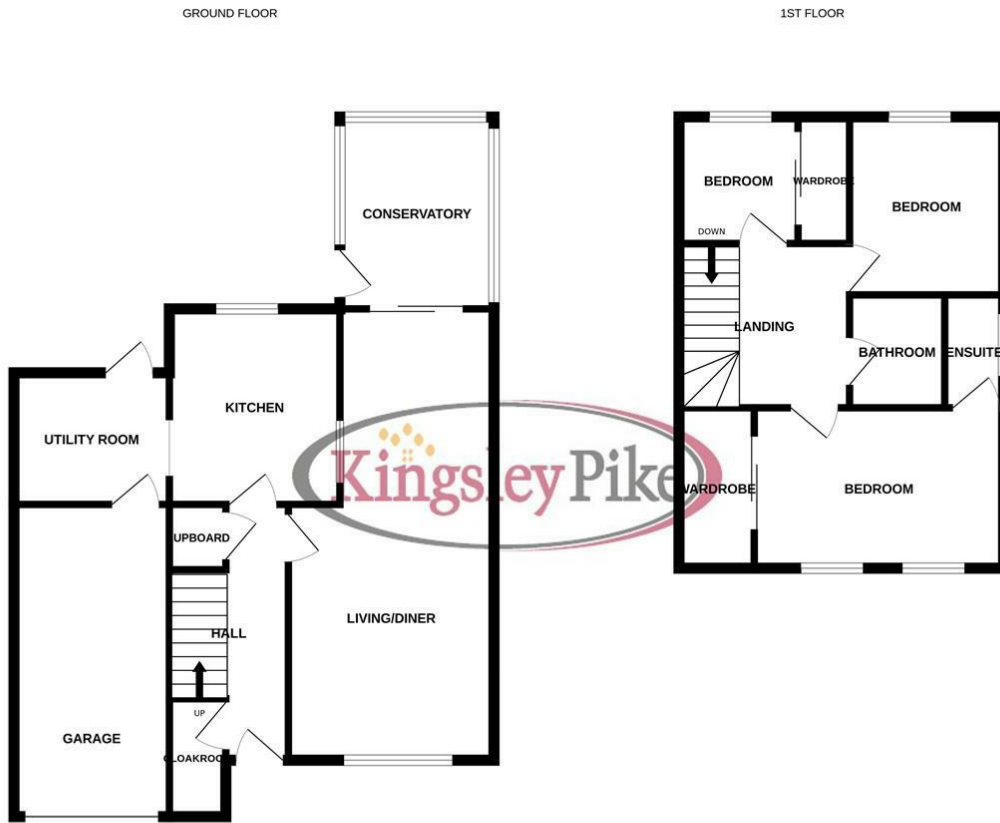
Tenure

GOV.UK advise Freehold

Council Tax Band

GOV.UK advise Band D

Floor Plan



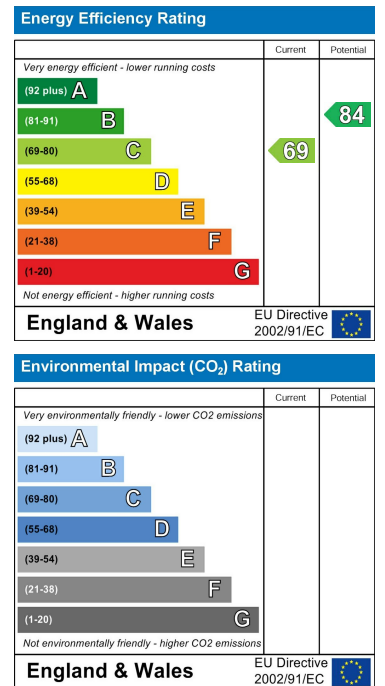
THREE BED DETACHED

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



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