



**Lincombe Pew Hill, Chippenham, SN15 1DH**

**£449,950**

This well proportioned detached bungalow offers well maintained and flexible accommodation predominantly arranged over the ground floor, with one double bedroom on the first floor. The modern kitchen opens in to a generous lounge/dining room with doors leading in to the garden as well as a door to the separate study/office. There is a master bedroom with en suite as well as a further double bedroom and separate shower room. At the rear of the property is a mature and well stocked garden with timber garden room and to the front and side a single garage and ample driveway parking.

## Entrance Hall



Double glazed front door, laminate flooring, radiator, doors to the ground floor bedrooms, kitchen, shower room and stairs to the first floor.

## Lounge/Dining Room



Double glazed windows to the side and rear, double glazed door to the side, French doors to the garden, laminate flooring, door to study/possible bedroom four.



## Study



Double glazed window to the rear, skylight and radiator. The room is flexible and could have a number of uses including an office, hobby room or even a further bedroom space.

## Kitchen



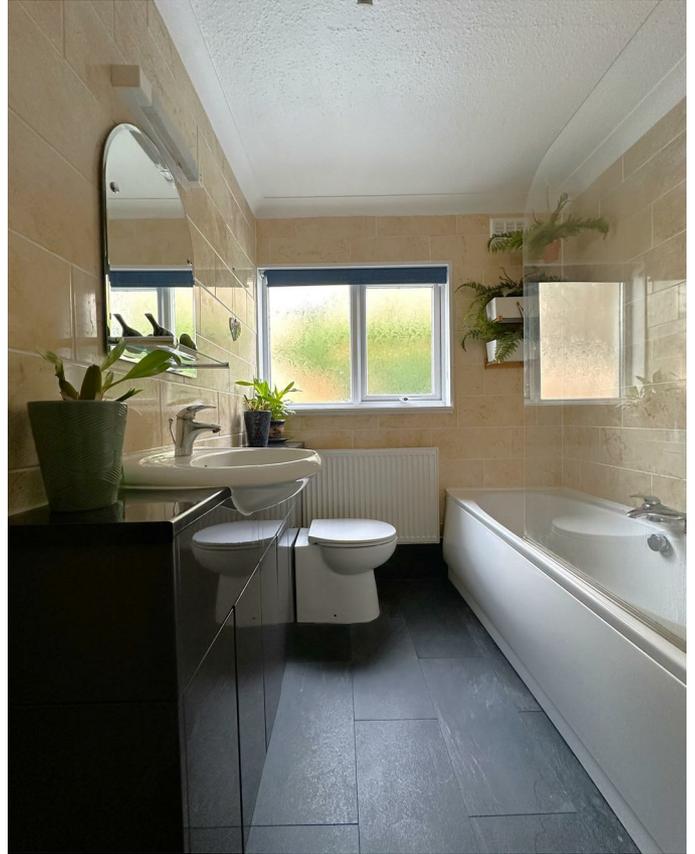
Range of floor and wall mounted units, opening to the lounge, sliding door to the entrance hall, pantry cupboard with plumbing for a washing machine, stainless steel sink and drainer, Induction hob, electric ovens, space for a fridge/freezer, plumbing for a dishwasher and tiled splashes.

## Bedroom One



Double glazed bay window to the front, radiator, store cupboard and door to the en suite.

## En Suite



Double glazed window to the side, towel radiator, laminate flooring, tiled walls, storage cupboard, wash hand basin, vanity storage, toilet, bath with shower screen and shower over.

## Bedroom Two



Double glazed window to the front, radiator and fitted mirrored wardrobes.

## Shower Room



Double glazed window to the side, radiator, toilet, wash hand basin, vanity storage, double shower cubicle, tiled walls and cupboard housing the gas fired boiler.

## First Floor Landing

Double glazed window to the front, storage cupboard and door to bedroom three.

## Bedroom Three



Double glazed windows to the front and rear and radiator.

## Garden



A generous, mature and well stocked garden with a number of areas including lawn, raised decking, vegetable patches with greenhouse, pond and patio area.

## Garden Room

Timber building which provides space for storage as well as being multi purpose. Previously it has been used for a hobby room and gym.





## Garage

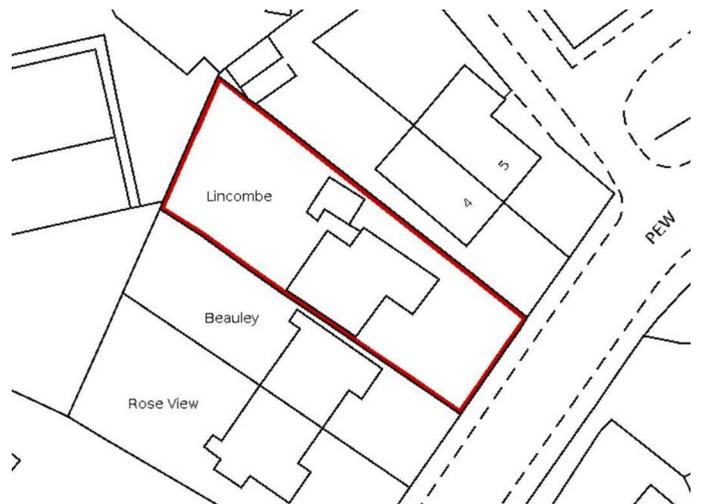


Window to the rear, double doors to the front, power, light and inspection pit.

## Driveway

The gravelled driveway as well as the driveway leading to the single garage provide parking for at least four cars.

## Tenure

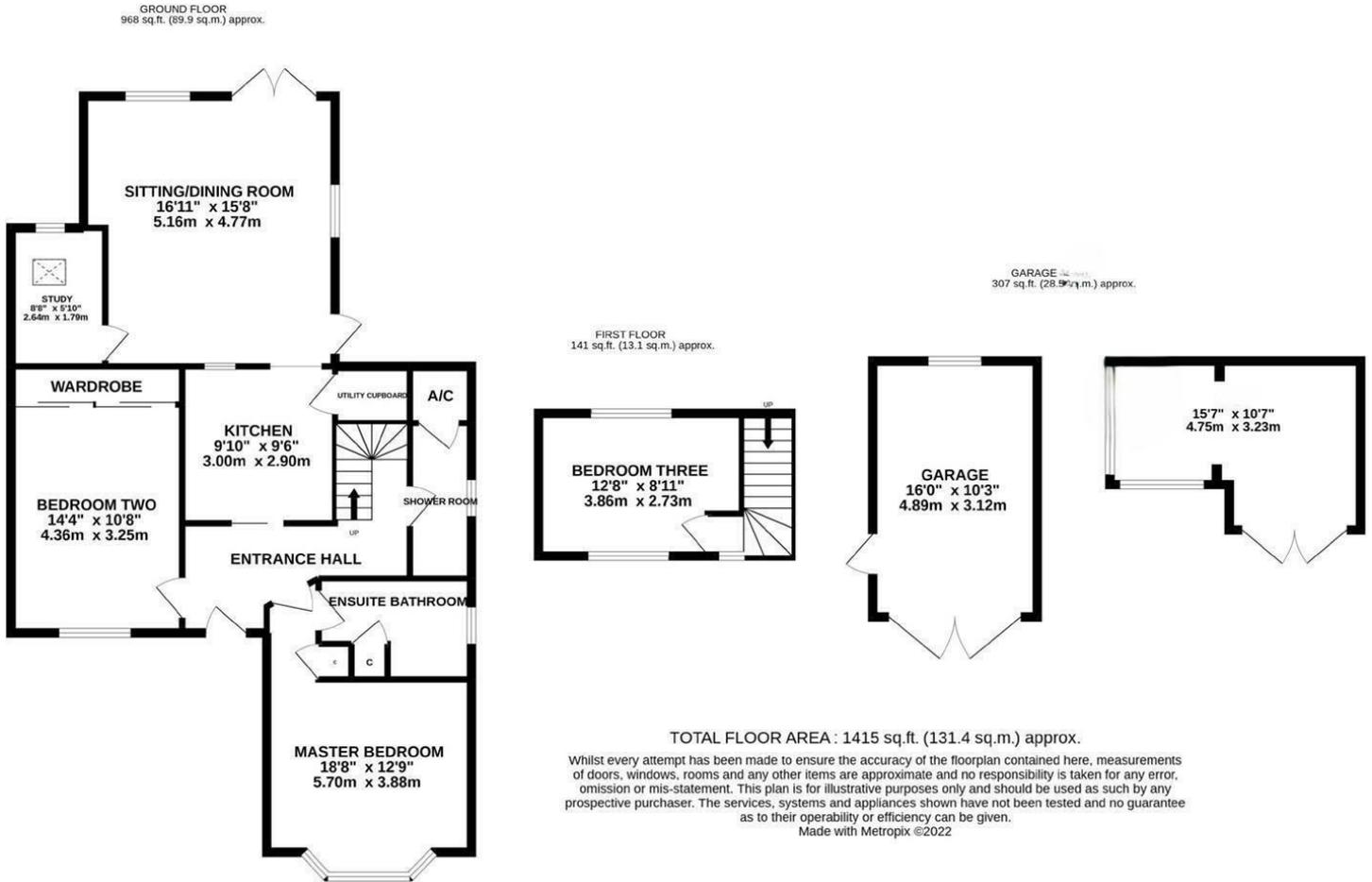


We are advised by the .Gov website that the property is Freehold.

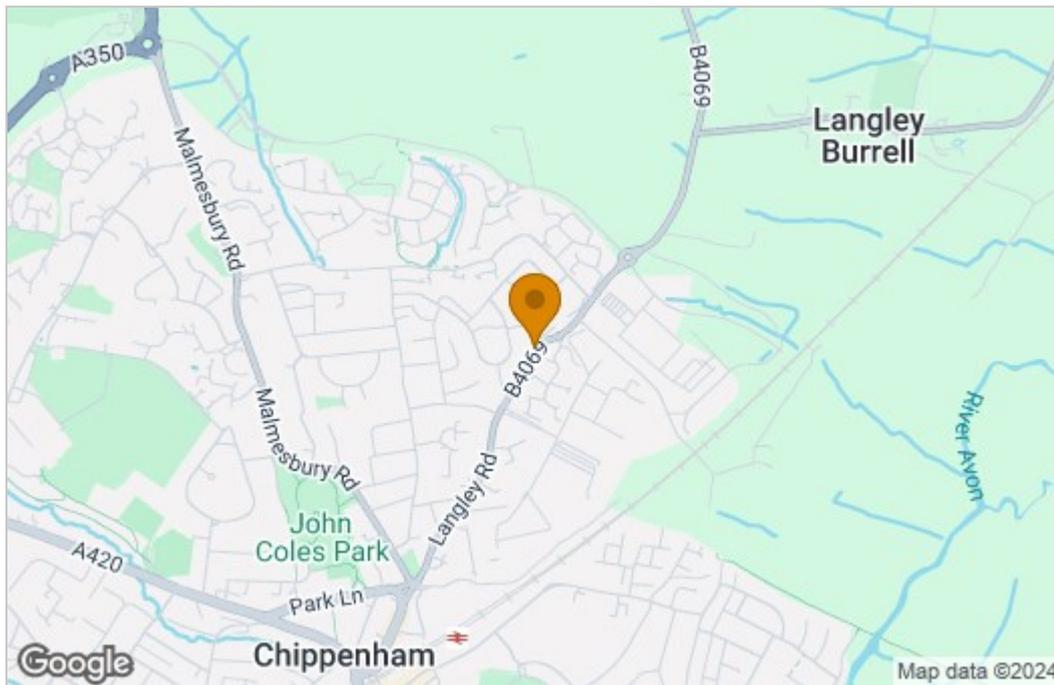
## Council Tax

We are advised by the .Gov website that the property is band E.

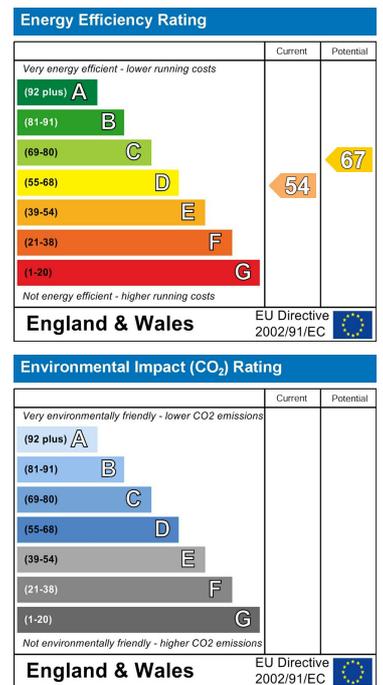
# Floor Plan



# Area Map



# Energy Efficiency Graph



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