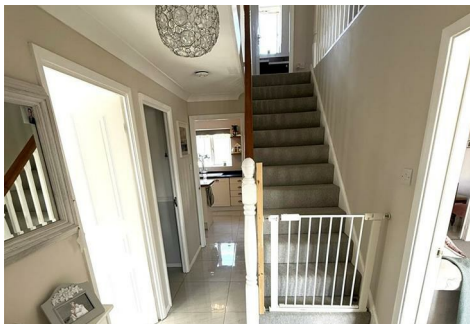


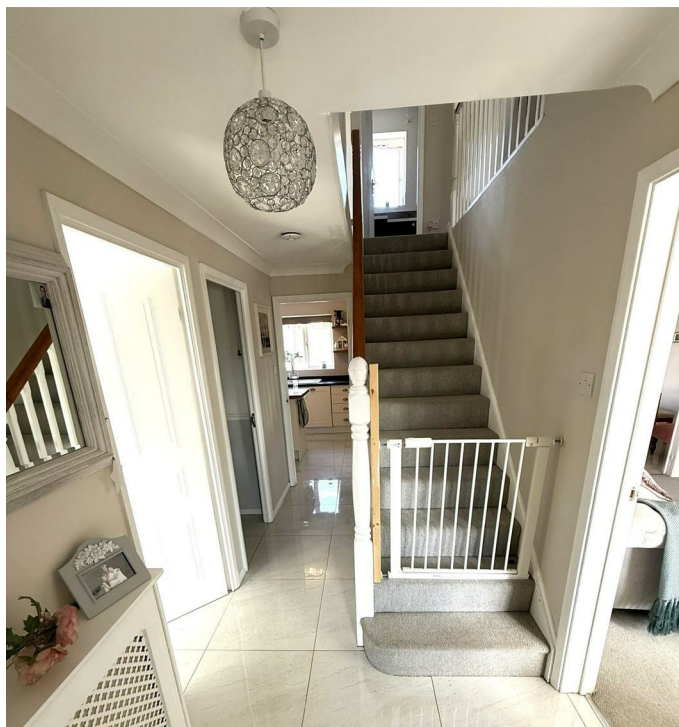


3 Fox Croft Walk, Chippenham, SN153YB

£460,000

Located on the popular development of Pewsham with local Pub, Doctors Surgery, Primary School and Local Store, a well presented four bedroom detached house. To the rear of the property there is an enclosed garden laid mainly to lawn with patio area, to the front there is a block paviour driveway providing off road parking. The property benefits from gas central heating and double glazing. There is Planning Permission to provide a first floor extension to increase the size of bedroom four and create an en suite shower and dressing room to existing bedroom one the planning notification can be found on Wiltshire Council Web Site 19/05195/FUL.

Entrance Hall



Double glazed front door, radiator, stairs to the first floor, doors to the study, cloakroom, Living Room and kitchen/breakfast room, Ceramic/porcelain floor tiling.

Cloakroom

Toilet, wash hand basin, radiator and extractor fan.

Study 10'01" x 6'03" (3.07 x 1.91)



Double glazed window to the front and radiator.

Living Room 16'02" x 11'04" (4.93 x 3.45)



Double glazed window to the front, two radiators, double doors to the dining room.

Dining Area 11'03" x 9'04" (3.43 x 2.84)



Double glazed patio doors lead to the garden, radiator and opening in to the kitchen, Ceramic/porcelain floor tiling.

**Kitchen/Breakfast Room 18'11" x 12'0" Max
(5.77 x 3.66 Max)**



Double glazed window and double glazed door to the rear, door in to the hallway and door in to the utility room. Range of modern floor and wall mounted units, breakfast bar with Oak top, island with Oak work surface, Rangemaster Toledo cooker with gas hobs and extractor fan over, integrated fridge, dishwasher, microwave and wine cooler.



Utility Room 8'06" x 5'0" (2.59 x 1.52)

Door to the garage/store, plumbing for a washing machine, space for a further appliance, work surface and wall mounted gas fired boiler.

Landing

Access to the loft space and doors to all bedrooms and the bathroom.

Bedroom One 12'03" x 8'10" (3.73 x 2.69)



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

En Suite Shower

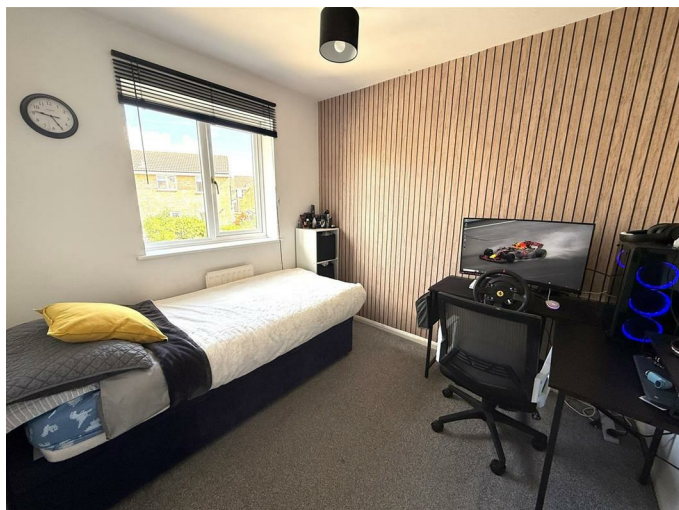
Double glazed window to the front, radiator, electric heated towel radiator, toilet, wash hand basin and shower cubicle.

Bedroom Two 12'03" x 8'10" (3.73 x 2.69)



Double glazed window to the front and radiator.

Bedroom Three 9'03" x 8'02" Max (2.82 x 2.49 Max)



Double glazed window to the rear and radiator.

Bedroom Four 8'07" x 8'06" (2.62 x 2.59)



Double glazed window to the rear and radiator.

Bathroom



Double glazed window to the rear, towel radiator, toilet, wash hand basin with vanity storage and bath with over bath shower.

Garage/Store 11'05" x 8'07" (3.48 x 2.62)

Up and over door, personal door to the utility room, power and light. The garage size has been reduced by the addition of the utility room.

Rear Garden



Laid mainly to lawn with patio area, side access leads to the front garden and driveway.





Driveway

Block Paviour Driveway providing off road parking.

Tenure

GOV.UK advise Freehold.

Council Tax Band

GOV.UK advise Band E.

Floor Plan



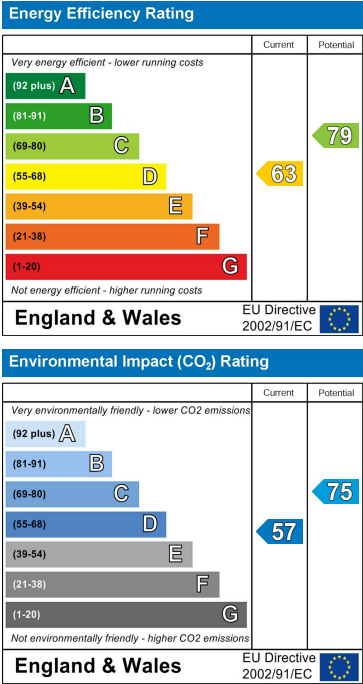
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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4 Bedroom Detached - Study

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.