

for sale

£320,000



Blackthorn Mews CHIPPENHAM SN15 3PG

A modern Semi Detached house situated on the popular Pewsham development comprising Hallway, Lounge, Kitchen/Diner and Conservatory to the Ground Floor with Three Bedrooms and Bathroom to the First Floor. Front and Rear gardens with Driveway parking.



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Description

Nestled in the sought-after Blackthorn Mews area of Chippenham, this well-presented three-bedroom home offers a harmonious blend of comfort and convenience. As you step through the entrance porch into the welcoming hall, you'll find a spacious sitting room perfect for relaxation. The modern kitchen/diner provides an ideal space for family meals and entertaining, leading seamlessly into a bright conservatory that opens to the rear garden. Upstairs, the property boasts three generously sized bedrooms and a contemporary family bathroom. Outside, the home features driveway parking and well-maintained front and rear gardens, offering ample space for outdoor activities and leisure.

Blackthorn Mead is situated in the Chippenham Pewsham ward, a community-oriented area with a variety of amenities. Residents enjoy easy access to local shops, cafes, and recreational

facilities, ensuring daily conveniences are within reach. Families will appreciate the selection of reputable schools in the vicinity. Notable institutions include:

-Abbeyfield School: A secondary school located on Stanley Lane, offering education for students aged 11-16.

-Hardenhuish School: Situated on Hardenhuish Lane, this secondary school caters to students aged 11-18.

-King's Lodge Primary School: Located on Lodge Road, providing primary education for children aged 4-11.

This delightful property in Blackthorn Mews presents an exceptional opportunity to enjoy comfortable living in a vibrant community.



Ground Floor

Entrance Porch

Entrance door to front. Door to Lounge.

Hallway

Stairs to First floor landing.

Lounge

12' 4" x 11' 6" (3.76m x 3.51m)

Window to front. Feature log burning stove. TV point. Radiator. Opening through to Kitchen/Diner.

Kitchen/Diner

15' x 11' 7" (4.57m x 3.53m)

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Cooker point. Appliance space. French doors to Conservatory. Window to rear. Radiator.

Conservatory

11' 8" x 7' 5" (3.56m x 2.26m)

UPVC construction. French doors to garden. .Underfloor heating.

First Floor

Landing

Stairs rising from Ground Floor. Airing cupboard. Doors to all rooms.

Bedroom One

12' 9" x 8' 5" (3.89m x 2.57m)

Box bay window to front and further window to front. Radiator. TV point. Double wardrobe.

Bedroom Two

9' 1" x 8' 7" (2.77m x 2.62m)

Window to rear. Radiator. TV point.

Bedroom Three

9' 1" x 8' 7" (2.77m x 2.62m)

Window to rear. Radiator.

Bathroom

Suite comprising low level WC, vanity wash hand basin and panelled bath. Part tiled walls. Window to side. Heated towel rail.

Outside

Front

Mainly laid to lawn with driveway parking.

Rear Garden

Fully enclosed. Mainly laid to lawn with small patio area. Gated side access.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: CHM306073 - 0006

Tenure: Freehold

EPC Rating: C

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