



10 Harford Close, Chippenham, SN15 3PY

A mature four bedroom detached house ideally situated in a small quiet cul-de-sac on the popular Pewsham development with mature gardens to the front and rear and ample off road parking. The accommodation on the ground floor offers an entrance hall with cloakroom, sitting room leading through to a dining room with French doors to the garden, kitchen/breakfast room with a range of fitted units and a further extra room which has been created by converting the garage. The first floor has a master bedroom with fitted wardrobes and an en-suite bathroom, three further bedrooms and a family bathroom.

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Price Guide £369,950

Situation

The property is ideally situated in a small quiet cul-de-sac on the Pewsham development within walking distance of the town centre, its many amenities and the new Lidl supermarket. The development boasts local shops, a doctors surgery, junior school, a highly regarded secondary school, public house and a community centre. Chippenham mainline rail station is close by, as well as M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol.

Accommodation Comprising:

Obscure Upvc double glazed entrance door to:

Entrance Hall

Coats hanging area with cupboard above. Dado rail. Doors to:

Cloakroom

Obscure Upvc double glazed window to front. Radiator. Wall hung wash basin with tiled splash back. Close coupled WC.

Sitting Room

Upvc double glazed Bay window to front. Two radiators. Stairs to first floor with recess under. Coving. Dado rail. Telephone point. Television point. Open plan to:

Dining Area

Upvc double glazed French doors to rear. Radiator. Coving. Dado rail. Door to:

Kitchen/Breakfast Room

Two Upvc double glazed windows to rear. Upvc double glazed door to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Wood edged work surfaces with tiled splash backs and

inset one and a half bowl single drainer sink unit with chrome mixer tap. Built-in gas hob with extractor over. Built-in eye level double oven. Space and plumbing for dishwasher and washing machine. Door to:

Family Room/Office

Upvc double glazed door to side.

First Floor Landing

Access to roof space. Radiator. Cupboard housing hot water tank and immersion heater. Doors to:

Master Bedroom

Upvc double glazed window to front. Radiator. Full width fitted wardrobes. Over stairs cupboard. Door to:

Ensuite Bathroom

Obscure Upvc double glazed window to front. Radiator. Corner bath. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Shaver point.

Bedroom Two

Upvc double glazed window to front. Radiator. Access to roof space.

Bedroom Three

Upvc double glazed window to rear. Radiator.

Bedroom Four

Upvc double glazed window to rear. Radiator.

Bathroom

Obscure Upvc double glazed window to rear. Radiator. Panelled bath with electric shower over. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Shaver point.

Outside

Front Garden

Mature garden laid to lawn with shrub borders. Ornamental tree with flower bed. Driveway providing ample off road parking. Gated access to both sides to rear garden.

Store

The garage has been mainly converted to a room but there remains a storage area at the front accessed by the up and over door.

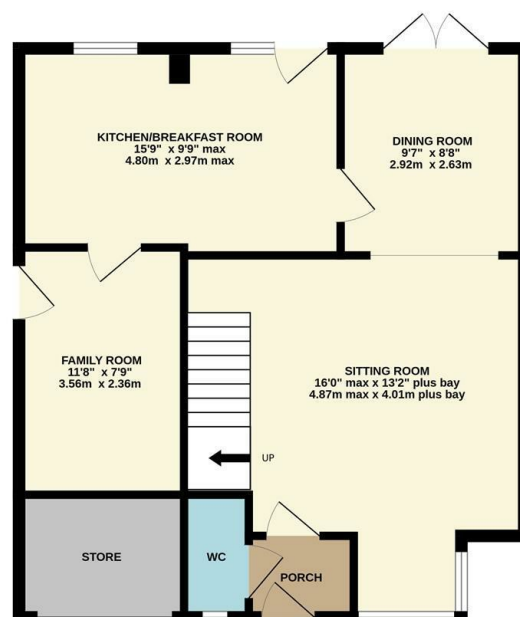
Rear Garden

Mature enclosed garden enjoying a good degree of privacy. Gated side access to both sides. Patio area with lawn beyond. Ornamental pond. Flower and shrub borders. Outside light. Outhouse/store. Outside tap.

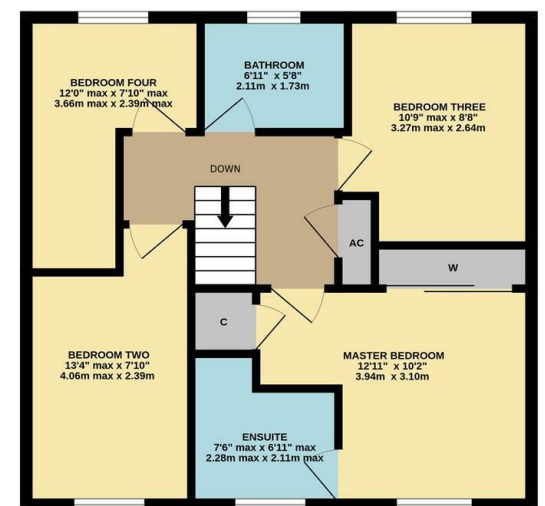
Directions

Proceed out of town along The Causeway turning right at the roundabout. At the next roundabout turn left into Pewsham Way. At the second roundabout turn left into Canal Road, take the third left into Fortune Way. Take the third left into Harford Close and the property will be found on the right hand side.

GROUND FLOOR
623 sq.ft. (57.8 sq.m.) approx.



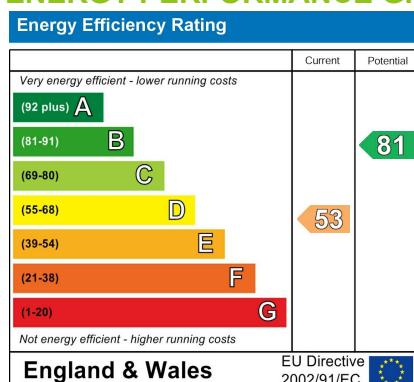
FIRST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

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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ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

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