

6 Thomas Mead, Chippenham, SN15 3YS

GOODMAN WARREN BECK

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Price Guide £475,000

A substantial detached family home situated in the corner of a quiet cul-de-sac on the popular Pewsham development. The spacious accommodation on the ground floor offers a generous reception hall, cloakroom, dual aspect sitting room with patio doors to the garden and fireplace, separate family room/dining room and study, good size kitchen/breakfast room with a range of fitted units and an adjoining utility room. The first floor boasts four double bedrooms, three of which have fitted wardrobes, an en-suite shower room and family bathroom. Other benefits include uPVC double glazing, gas central heating, double garage with double width driveway and an enclosed rear garden laid to lawn with pleasant back drop and enjoying a good degree of privacy.

Situation

The property is situated in the corner of a cul-de-sac on the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary schools, doctors surgery, public house, vets, general stores, community hall etc. The town centre is c.½ mile and the mainline station to London Paddington c.1 mile. M4 J.17 is c.4 miles providing swift commuting links to the nearby centres of Bristol, Bath and Swindon.

Accommodation Comprising:

Canopied Porch

Leaded uPVC double glazed entrance door to:

Reception Hall

Stairs to first floor. Radiator. Tiled floor. Coving. 'Nest' central heating thermostat. Doors to:

Cloakroom

Obscure uPVC double glazed window to side. Radiator. Tiled floor. Wall hung wash basin with tiled splash back. Close coupled WC.

Sitting Room

UPVC double glazed window to front. UPVC double glazed sliding patio doors to rear. Two radiators. Feature coal effect gas fire with marble inset and hearth and ornate surround. Television, telephone and satellite TV points. Two wall light points. Coving.

Dining Room/Family Room

UPVC double glazed window to front. Radiator. Coving.

Study

UPVC double glazed window to side. Radiator. Coving. Telephone point.

Kitchen/Breakfast Room

UPVC double glazed window to rear. Radiator. Rolled edge work surfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Built-in stainless steel gas hob with extractor over. Built-in electric eye level double oven. Space and plumbing for dishwasher. Space for fridge/freezer. Tiled floor. Coving. Door to:

Utility Room

UPVC double glazed door to rear. Radiator. Rolled edge work surface with tiled splash back, inset circular stainless steel sink unit and cupboard base unit under. Wall mounted cupboard. Space and plumbing for washing machine. Space for tumble dryer. Under stairs cupboard. Wall mounted replacement Worcester gas fired boiler for central heating and hot water. Coving.

First Floor Landing

Access to part boarded roof space with light. Cupboard housing hot water tank and immersion heater. Doors to:

Master Bedroom

UPVC double glazed window to rear. Radiator. Built-in double wardrobe. Television and telephone points. Door to:

En-Suite Shower

Obscure uPVC double glazed window to rear. Radiator. Extra wide fully tiled shower cubicle. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Extractor. Tiled floor. Wall light point.

Bedroom Two

UPVC double glazed window to front. Radiator. Built-in double wardrobe.

Bedroom Three

UPVC double glazed window to rear. Radiator. Built-in double wardrobe.

Bedroom Four

UPVC double glazed window to front. Radiator.

Family Bathroom

Obscure uPVC double glazed window to front. Radiator. Panelled bath with mixer tap, shower attachment and tiling to principal areas. Vanity wash basin with cupboard under, chrome mixer tap and tiled splash back. Close coupled WC. Light and shaver point. Extractor. Coving. Tiled floor.

Outside

Front Garden

Double width driveway providing off road parking. Area of lawn with shrub borders and path to front door. Path leading to gated access to rear garden.

Rear Garden

Enclosed garden enjoying a good degree of privacy with a backdrop of mature trees. Laid mainly to lawn with patio area and shrub borders. Outside tap. Garden shed. Gated side access.

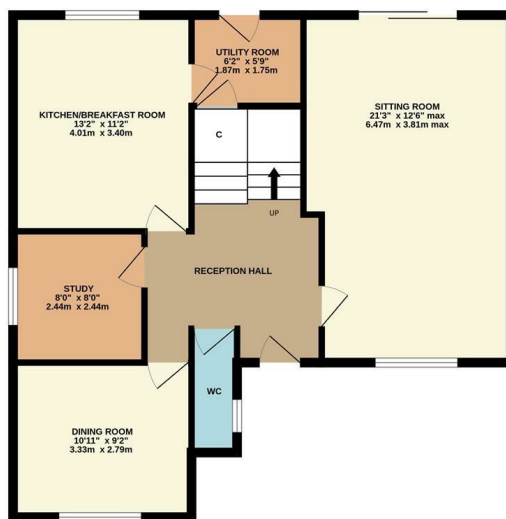
Double Garage

Two up and over doors. Power and light. Eaves storage.

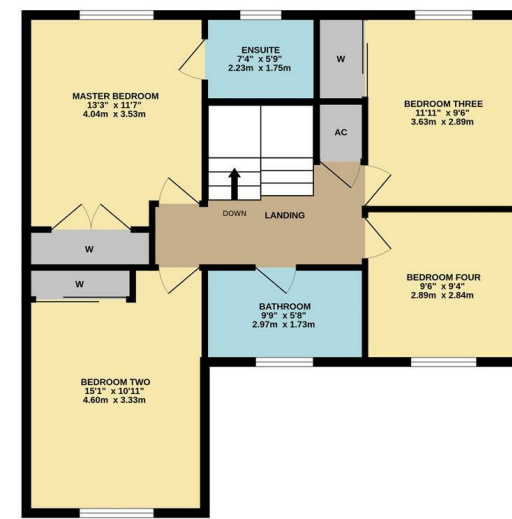
Directions

From the town centre proceed up The Causeway and right at the roundabout. Turn left at the next roundabout onto Pewsham Way. Take the first left at the next roundabout onto Webbington Road, continue over the mini roundabout and take the next turning right into Waters Edge. Take the second turning on the left into Thomas Mead and the property will then be found at the end of the first cul-de-sac on the left.

GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.

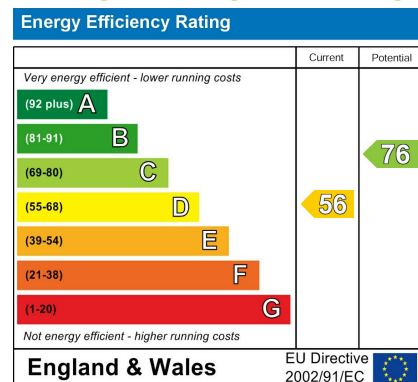


FIRST FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 1501 sq.ft. (139.4 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: F

Tenure: Freehold

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