



33 Bolts Croft
Chippenham

GOODMAN WARREN BECK

33 Bolts Croft, Chippenham SN15 3GQ

A substantial and much improved six bedroom detached family home in excess of 2600 sq ft and pleasantly situated on the popular Pewsham development with an open outlook over a green to the front and views to the rear. The property is presented in show home order throughout with the ground floor offering a spacious and welcoming reception hall, bay windowed sitting room with wood burning stove, separate dining room and study, beautifully appointed kitchen/breakfast room with central island, range cooker, integrated appliances and granite work surfaces, utility room fitted to the same standard and guest cloakroom. The spacious galleried landing on the first has a generous study area, master bedroom with a quality refitted en-suite shower, guest bedroom with en-suite shower, two further double bedrooms and a quality refitted bathroom with jacuzzi style bath. The second floor then offers a wet room and two further double bedrooms, one with access to a dressing area. Other benefits include uPVC double glazing and gas central heating with a replacement boiler. To the front is a double driveway providing off road parking leading to the double garage and an attractive garden well stocked with a range of flowers and shrubs. To the rear is a well tended west facing garden with an array of plants, shrubs and fruit trees. There is a full width decked area with delightful covered seating area.

SITUATION

The property is situated on the Pewsham development within walking distance of the town centre and its many amenities. The development boasts local shops, a doctors surgery, primary school, public house and 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:

CANOPIED PORCH

Double glazed entrance door with glazed side panel to:

RECEPTION HALL

Radiator. Stairs to first floor. Storage cupboard. Tiled floor. Doors to:

CLOAKROOM

Radiator. Pedestal wash basin. Close coupled WC. Tiled floor.

SITTING ROOM

UPVC double glazed bay window to front. Radiator. Wood burning stove with modern surround marble inset and hearth. Coving. Multi glazed double doors to:

DINING ROOM

UPVC double glazed French door to rear. Radiator. Coving.

STUDY

UPVC double glazed window to rear. Radiator.

KITCHEN/BREAKFAST ROOM

UPVC double glazed window and French door to rear. UPVC double glazed window to side. Two Contemporary style radiators. Tiled floor. Range of drawer and cupboard base units and central island with contrasting style cupboards. Larder unit. Granite work surface with matching upstands and under mounted sink unit with chrome mixer tap. Stainless steel range cooker with splash back and extractor over. Integrated dishwasher and fridge. Spotlights. Door to:

UTILITY ROOM

Cupboard unit with work surface and inset one and a half bowl sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Further appliance space. tiled floor. Wall mounted boiler for central heating and hot water. Door to garage.

FIRST FLOOR LANDING

Spacious landing with stairs to second floor. Airing cupboard. Open plan study area. Doors to:

MASTER BEDROOM

UPVC double glazed window to front. Radiator. Range of built in wardrobes. Two wall light points. Door to:

ENSUITE SHOWER

Obscure UPVC double glazed window to side. Contemporary style radiator. Shower cubicle. Vanity unit wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls and floor. Extractor.

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Price Guide £750,000

GUEST BEDROOM

UPVC double glazed window to rear. Radiator. Range of built in wardrobes. Door to:

ENSUITE SHOWER

Obscure UPVC double glazed window to rear. Radiator. Fully tiled shower cubicle. Pedestal wash basin. Close coupled WC. Tiled to half height. Extractor.

BEDROOM THREE

UPVC double glazed window to rear. Radiator. Range of built in wardrobes.

BEDROOM FOUR

UPVC double glazed window to front. Radiator. Range of built in wardrobes.

FAMILY BATHROOM

Obscure UPVC double glazed window to rear. Chrome ladder radiator. Whirlpool bath with LED lighting and waterfall tap. Wall hung wash basin with chrome mixer tap. Close coupled WC. Tiled to half height. Tiled floor. Mirror with light. Spotlights. Extractor. LED lighting.

SECOND FLOOR LANDING

Doors to:

BEDROOM FIVE

Double glazed dormer window to rear. Radiator. Eaves storage cupboards. Spotlights. Door to:

DRESSING AREA

Skylight window to side.

BEDROOM SIX

Double glazed dormer window to rear. Skylight to front. Radiator. Eaves storage cupboards. spotlights. Built in cupboards.

WET ROOM

Obscure double glazed dormer window to rear. Chrome ladder radiator. Shower area. Wall hung wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls and floor. Shaver point.

EXTERNALLY

FRONT GARDEN

Flower and shrub borders. Path to front door. Driveway parking leading to:

DOUBLE GARAGE

Up and over door. Power and light. Internal door to utility room.

REAR GARDEN

Full width decked seating area, steps down to lawn with flower and shrub borders. Summer house with power point and heat lamp. Concealed decked storage area. Gated side access.

DIRECTIONS

From the town centre proceed along Avenue la Fleche and at the roundabout turn left onto Pewsham Way. At the next roundabout turn left into Webbington Road then second left into Whitworth Road. At the end of the road take a right into Bolts Croft. The property will then be found at the top of the hill on the left hand side overlooking the green to the front.

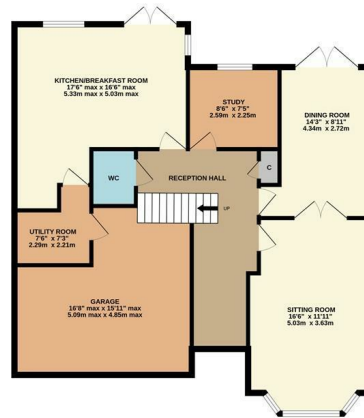
ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

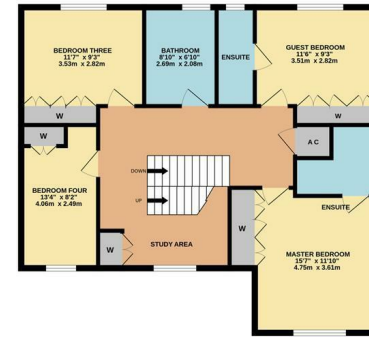
Council Tax Band: F

Tenure: Freehold

GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



FIRST FLOOR
906 sq.ft. (84.2 sq.m.) approx.



SECOND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 2627 sq.ft. (244.1 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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