

9 Humbolts Hold, Chippenham, SN15 3GY

GOODMAN WARREN BECK

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£375,000

NO ONWARD CHAIN!!!! A much improved and well presented three bedroom detached house ideally situated in this sought after area of the Pewsham development enjoying a pleasant outlook over an open green area to the front. The accommodation on the ground floor offers an entrance hall, sitting room opening through to a separate dining room with French doors to the garden, a quality refitted kitchen/breakfast room with a range of fitted units and built-in oven and hob, utility room with matching units and a cloakroom. The first floor has a master bedroom with fitted wardrobes and a refitted en-suite shower room, two further bedrooms and a refitted bathroom. Other benefits include sealed unit double glazing and gas central heating. To the front is a block paved driveway providing off road parking for two vehicles. To the rear is a landscaped garden enjoying a southerly aspect and two decked seating areas.

Situation

The property is situated on the newest part of the Pewsham development within walking distance of the town centre and its many amenities. The development boasts local shops, a doctors surgery, junior 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:

Entrance door to:

Entrance Hall

Stairs to first floor. Radiator. Wood laminate flooring. Smoke alarm. Coving. Door to:

Sitting Room

Sealed unit double glazed window to front. Radiator. Wood laminate flooring. Coving. Archway to:

Dining Room

uPVC double glazed French doors to garden. Radiator. Wood laminate flooring. Coving. Door to:

Refitted Kitchen/Breakfast Room

Sealed unit double glazed window to rear. Radiator. Understairs storage cupboard. Range of drawer and cupboard base units and matching wall mounted cupboards. Work surfaces with splashbacks and inset single bowl single drainer ceramic sink unit with chrome mixer tap and separate drinking water tap. Built-in five ring gas hob and electric oven with stainless steel extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Water softener. Wood laminate flooring. Spotlights. Door to:

Refitted Utility Room

Double glazed door to rear. Cupboard base unit, tall cupboard and wall mounted

cupboards. Work surface with splashback and inset stainless steel sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Wood laminate flooring. Gas fired boiler for radiator central heating and hot water. Spotlights. Door to:

Cloakroom

Obscure sealed unit double glazed window to side. Radiator. Pedestal wash basin with tiled splashback. Close coupled WC. Coving. Tiled floor.

First Floor Landing

Airing cupboard housing hot water tank. Access to loft space. Doors to:

Master Bedroom

Sealed unit double glazed window to rear. Radiator. Fitted wardrobes and over bed cupboards. Door to:

Refitted En-Suite Shower

Obscure sealed unit double glazed window to side. Chrome ladder radiator. Shower cubicle. Vanity wash basin with circular countertop wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Fully tiled walls and floor. Shaver point. Extractor.

Bedroom Two

Sealed unit double glazed window to front. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Refitted Bathroom

Obscure sealed unit double glazed window to front. Chrome ladder radiator. Curved bath with chrome filler, separate shower over and shower screen. Vanity wash basin with cupboard base unit and chrome mixer tap. Close coupled WC with concealed cistern. Fully tiled walls and floor. Extractor. Shaver point. Mirror.

Outside

Front Garden

Double width block paved driveway providing off road parking. Lawn with borders and mature shrubs. Path to gated side access to rear garden.

Garage

Up and over door. Power and light.

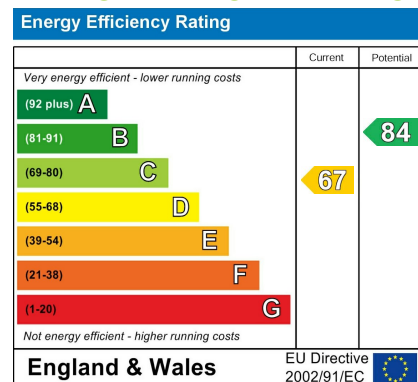
Rear Garden

Enclosed southerly facing rear garden. Landscaped rear garden with lawn area and an area laid to slate chippings and decorative paving. Two decked seating areas at either end of the garden. Outside tap and lighting.

Directions

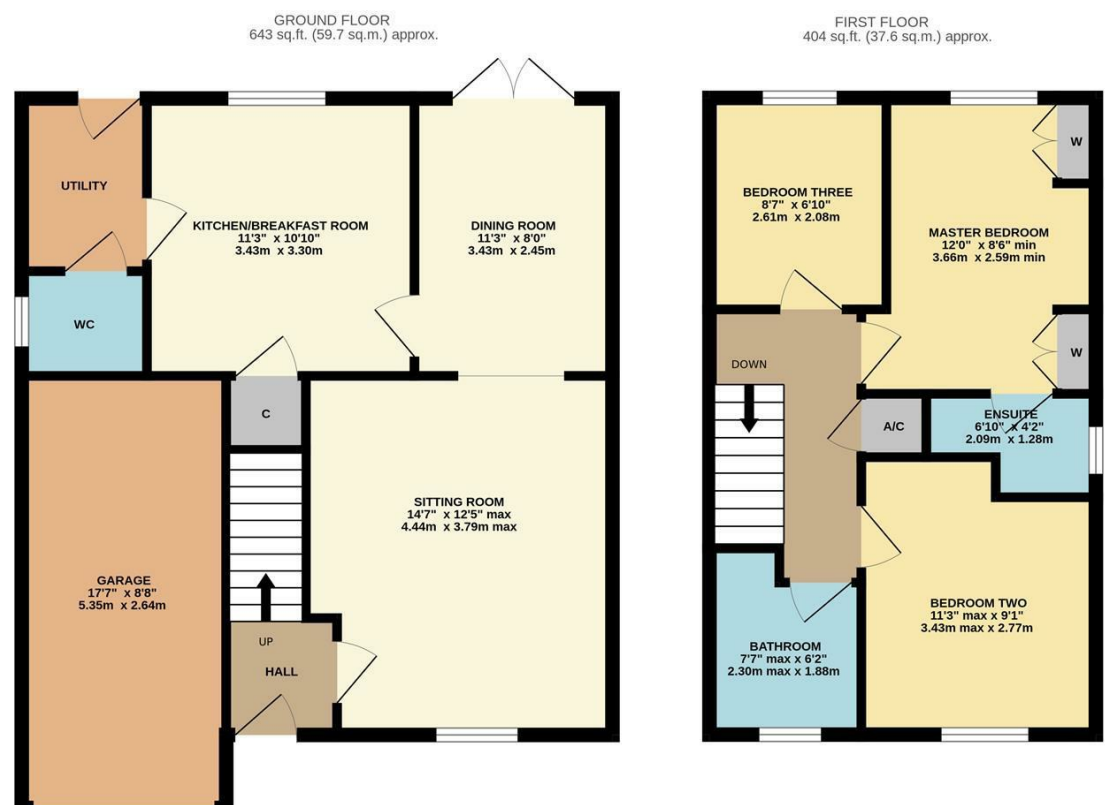
From the town centre proceed along Avenue la Fleche and at the roundabout turn left onto Pewsham Way. At the next roundabout turn left into Webbington Road then second left into Whitworth Road and first left into Humbolts Hold.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold



TOTAL FLOOR AREA: 1048 sq.ft. (97.3 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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