



19 Knight Close, Chippenham, SN15 3FL

SIMPLY STUNNING!! A beautifully maintained and presented four bedroom detached house ideally situated in a cul-de-sac on the popular Pewsham development offering easy access to a wide range of amenities. Presented in show home order inside and out the property offers an entrance hall, bay windowed sitting room, separate dining room with French doors opening into a good size conservatory, quality refitted kitchen and utility room, refitted cloakroom, master bedroom with fitted wardrobes and refitted en-suite shower room, three further bedrooms and refitted bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is an extensive area of block paving proving off road parking for three vehicles leading to the integral garage with electric roller door. To the rear is an attractive garden with paved seating areas, lawn and well stocked flower and shrub beds and borders as well as a really useful, good size shed.

Situation

The property is ideally situated in 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 Comprises

Canopied Porch

Composite entrance door to:

Entrance Hall

Stairs to first floor. Radiator. Door to:

Sitting Room

Double glazed bay window to front. Two radiators. Feature electric fireplace. Coving. Door to:

Dining Room

Radiator. Wood laminate flooring. Doorway to kitchen. Double glazed French doors to:

Conservatory

Double glazed on brick built base with French doors to the side. Electric heater. Wood laminate flooring.

Refitted Kitchen

Double glazed window to rear. Radiator. Range of high gloss drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink with chrome mixer tap. Range cooker (available by separate negotiation) with stainless steel extractor over. Integrated fridge. Deep understairs cupboard. Wood laminate flooring. Door to garage. Door to:

Refitted Bathroom

Obscure double glazed window to rear. Ladder radiator. Panelled bath. Counter top wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Shaver point. Spotlights.

Outside

Front Garden

Fully block paved providing off road parking for three vehicles. Gated side access to rear garden.

Integral Garage

Electric roller door. Double glazed door and window to side. Plumbing for washing machine.

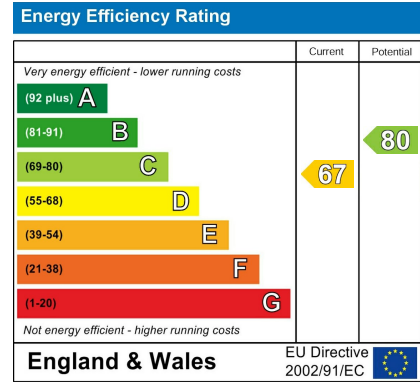
Rear Garden

An attractive, fully enclosed garden. Large patio area with lawn beyond, well stocked flower and shrub beds and borders and two further paved seating areas. Blocked paved pathway leading to gated side access. To the other side of the house is a good size and really useful shed. Outside tap.

Directions

From the Market Place proceed out of town along The Causeway. Turn right at the roundabout and at the next roundabout turn left into Pewsham Way. At the second roundabout turn left into Canal Road, then take the second right into Bishop Close and first left into Knights Close.

ENERGY PERFORMANCE GRAPHS



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Refitted Utility Room

Double glazed window to rear and door to side. Radiator. High gloss base unit and matching wall mounted cupboard. Work surface with tiled splash back and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Wall mounted gas fired boiler for central heating and hot water. Space and plumbing for washing machine. Further appliance space. Wood laminate flooring. Door to:

Refitted Cloakroom

Obscure double glazed window to side. Chrome ladder radiator. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Wood laminate flooring.

First Floor Landing

Double glazed window to front. Access to roof space. Cupboard housing hot water and tank and immersion heater. Doors to:

Master Bedroom

Double glazed window to front. Radiator. Fitted wardrobes. Door to:

Refitted En-Suite Shower

Obscure double glazed window to side. Chrome ladder radiator. Large walk-in shower. Vanity wash basin with chrome mixer tap. Close coupled WC.

Bedroom Two

Double glazed window to front. Radiator. Coving.

Bedroom Three

Double glazed window to rear. Radiator. Coving. Currently fitted as a dressing room with a range of wardrobes but these could be easily removed or altered.

Bedroom Four

Double glazed window to rear. Radiator. Coving.



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