





# 6 Bolts Croft, Chippenham, SN15 3GQ

GOODMAN WARREN BECK

64 Market Place  
 Chippenham, Wiltshire SN15 3HG  
 Tel 01249 444449 | Fax 01249 448989  
 Email info@goodmanwb.co.uk

Price Guide £499,950

A much improved and extended five bedroom detached house ideally situated on the popular Pewsham development within walking distance of the town centre and mainline station. The accommodation is arranged over three floors with the ground floor offering a stunning refitted kitchen/dining room with built-in appliances with French doors to the garden and lovely wide bi-fold windows. This is complimented by a sitting room with bay window and feature fireplace, large utility/boot room and a refitted cloakroom. The first floor boasts a master bedroom with built-in wardrobes and refitted en-suite shower room, three further bedrooms and a family bathroom with bath and separate shower. The top floor offers an impressive, large guest bedroom with en-suite bathroom with separate shower and a useful study/storage area. To the front is a double width driveway providing ample off road parking, and to the rear is an enclosed garden with patio area, lawn and decked seating area with pergola.

## Situation

The property is situated on the Pewsham development within easy walking distance of the town centre and its many amenities. The development boasts local shops, a doctors surgery, primary school and a highly regarded secondary 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 with double glazed side panel to:

## Reception Hall

Stairs to first floor with cupboard under. Tiled floor. Spotlights. Coving. Coats cupboard. Doors to:

## Refitted Cloakroom

Chrome ladder radiator. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiled to half height. Tiled floor. Extractor.

## Sitting Room

Double glazed Bay window to front. Radiator. Feature coal effect gas fire with marble inset and hearth and ornate surround. Coving. Multi glazed double doors to:

## Refitted Kitchen/Dining Room

Double glazed French doors to rear. Wide Bi-Fold style window to rear. Contemporary style radiator. Range of drawer and cupboard base units with matching wall mounted cupboards. Silestone worksurfaces with matching upstands, drainer and undermounted stainless steel sink unit with mixer tap. Built-in Miele hob with splashback and extractor over. Built-in eye level Miele double oven. Integrated Miele dishwasher and fridge. Pull out bin. Spotlights. Tiled floor with underfloor heating. Multi glazed door to:

## Utility Room/Boot Room

Obscure double glazed door to side. Bank of full height storage cupboards with space for fridge freezer. Space and plumbing for automatic washing machine and tumble dryer. Tiled floor. Spotlights.

## First Floor Landing

Stairs to second floor with cupboard under. Radiator. Deep cupboard housing hot water tank and immersion heater with pump for both showers. Doors to:

## Master Bedroom

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

## En Suite Shower Room

Obscure double glazed window to side. Chrome ladder radiator. Shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls. Tiled floor. Extractor.

## Bedroom Three

Double glazed window to rear. Radiator. Fitted wardrobe.

## Bedroom Four

Double glazed window to front. Radiator. Fitted wardrobes.

## Bedroom Five

Double glazed window to rear. Radiator.

## Family Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Bath with chrome filler. Separate shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls. Tiled floor with underfloor heating. Extractor.

## Second Floor Landing

Door to:

## Guest Bedroom

Two sky lights to front. Skylight to rear. Two radiators. Eaves storage storage cupboards.

## Storage/Office Area

Skylight to front.

## Ensuite Bathroom

Skylight to rear. Chrome ladder radiator. Panelled bath with chrome filler. Separate shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Eaves storage. Fully tiled walls and floor.

## Outside

## Front Garden

Laid to lawn with double width driveway providing off road parking. Gated side access to rear garden.

## Garage/Store

Up and over door. Storage area.

## Rear Garden

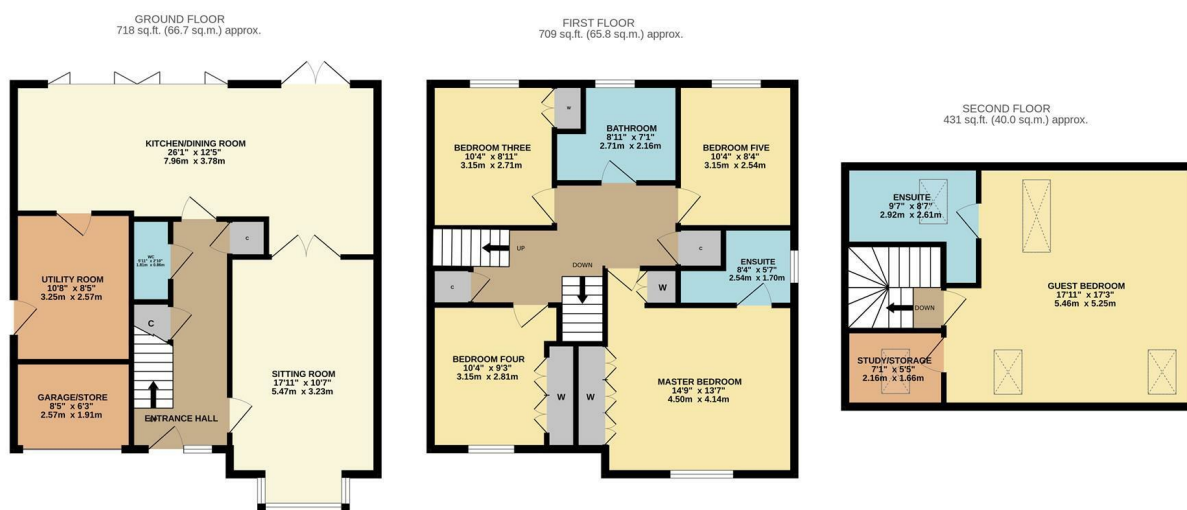
Fully enclosed with gated side access. Full width patio area with lawn beyond. Decked seating area beyond with pergola over. Two garden sheds. Outside tap.

## 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 turn left into Bolts Croft and follow the road down the hill and straight over the mini roundabout. The property will then be found on the left hand side.

## Agents Note

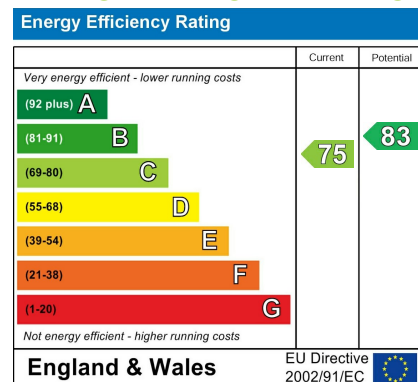
There is an improvement indicator against the council tax band on this property.



TOTAL FLOOR AREA: 1857 sq.ft. (172.5 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.  
 Made with Metropix ©2024

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)