



16 Blackwellhams
Chippenham

GOODMAN WARREN BECK

16 Blackwellhams, Chippenham, SN15 3GG

A much improved and beautifully presented four bedroom detached house situated in a cul-de-sac on the newest part of the popular Pewsham development offering easy access to a wide range of amenities. The accommodation on the ground floor offers an entrance hall, cloakroom, sitting room with attractive electric stove, a separate good size family room and a quality refitted kitchen/dining room with French doors to the garden, an extensive range of fitted units, built-in appliances, granite worksurfaces and a tiled floor with underfloor heating. The first floor boasts a master bedroom with refitted en-suite shower room, three further bedrooms and a refitted family bathroom. Other benefits include uPVC double glazing, gas central heating and Oak doors throughout. To the front is a driveway providing off road parking and to the rear is an enclosed garden with patio area, raised decking and hot tub with pergola.

Situation

The property is situated in a cul-de-sac 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:

Double glazed entrance door to:

Entrance Porch

Radiator. Coving. Door to Family Room and door to Sitting Room.

Family Room

Double glazed window to front. Radiator. Tiled floor. Spotlights.

Sitting Room

Double glazed window to front. Two radiators with decorative covers. Electric stove. Stairs to first floor. Coving. Sliding door to:

Refitted Kitchen/Dining Room

Double glazed French door and window to rear. Two contemporary style radiators. Bespoke kitchen fitted with a range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Granite worksurfaces with matching upstands and undermounted stainless steel sink unit with mixer tap. Built-in induction hob with splash back and stainless steel extractor over. Built-in eye level double oven. Integrated dishwasher, freezer and full height fridge. Pull out bin drawer. Tall cupboard with space and plumbing for washing machine and space for tumble dryer. Tiled floor with underfloor heating. Spotlights. Door to:

Front Garden

Driveway proving off road parking. Further area laid to gravel. Planted with hedging, small tree and shrubs. Path leading to gated side access to rear garden.

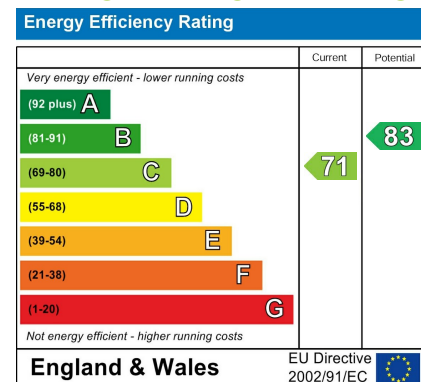
Rear Garden

Enclosed by fencing with pathway leading to gated side access. Patio area and artificial lawn. Steps up to extensive decked seating area. Hot tub with pergola over. Outside tap and power points. Two outside lights.

Directions

From the town centre proceed along The Causeway and turn right at the roundabout. At the next roundabout turn left onto Pewsham Way, then left at the next roundabout into Webbington Road. Blackwellhams is then the first turning on the right.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

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£415,000

Cloakroom

Double glazed window to side. Contemporary style radiator. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC.

First Floor Landing

Doors to:

Master Bedroom

Double glazed window to front. Radiator. Coving. Door to:

En-Suite Shower

Obscure double glazed window to front. Chrome ladder radiator. Tiled shower cubicle. Counter top wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas. Spotlights. Extractor.

Bedroom Two

Double glazed window to front. Radiator. Overtstairs cupboard housing hot water tank and immersion heater. Coving.

Bedroom Three

Double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap, shower attachment and shower screen. Countertop wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas. Coving. Spotlights. Shaver point. Tiled floor.

Outside

