





# 8 Webbington Road, Chippenham, SN15 3GA

GOODMAN WARREN BECK

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Fixed Asking Price £425,000

A much improved and well presented four bedroom detached house ideally situated on the popular Pewsham development with access to a wide range of amenities and ample off road parking. The ground floor accommodation offers an entrance hall, cloakroom, dual aspect sitting room with feature fireplace and French doors to the garden, refitted 'L' shaped kitchen/dining room with a range of fitted units and range cooker and integrated appliances with the added benefit of an extension to create a utility room. The first floor boasts a master bedroom with fitted wardrobes and an en-suite shower room, three further bedrooms and family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front there is ample parking and access to the garage which has been converted to a studio. To the rear is an enclosed paved garden with an area of composite decking and flower and shrub borders.

## Situation

The property is situated on the popular Pewsham development with its extensive range of amenities to include nursery and primary schools and a highly regarded secondary school, doctors surgery, public house, general stores, community hall etc. An adjacent pathway leads to the nearby play area and to the town centre c.½ mile and 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 Comprising:

Composite entrance door to:

### Entrance Hall

Stairs to first floor with storage under. Radiator. Wood laminate flooring. Coving. Doors to:

### Cloakroom

Obscure uPVC double glazed window to front. Ladder radiator. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiled floor.

### Sitting Room

Dual aspect with uPVC double glazed window to front and uPVC double glazed French doors to rear. Two radiators. Feature fireplace surround and hearth. Two television points. Wood laminate flooring. Coving. Door to:

### Refitted Kitchen/Dining Room

'L' shaped room enjoying a dual aspect with uPVC double glazed window to front and rear. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Worksurfaces with matching upstands and inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap. Range cooker with extractor over. Integrated dishwasher and fridge/freezer. Spotlights. Wood laminate flooring. Understairs cupboard. Radiator. Archway to:

### Utility Room

uPVC double glazed window to rear. uPVC double glazed door to side. Worksurface with matching upstands and inset single bowl single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Spotlights.

### First Floor Landing

Access to insulated and part boarded loft space with light. Cupboard housing Worcester gas fired combination boiler for central heating and hot water. Doors to:

### Master Bedroom

uPVC double glazed window to front. Radiator. Fitted wardrobes and dressing table. Wood laminate flooring. Door to:

### En-Suite Shower

Obscure uPVC double glazed window to front. Chrome ladder radiator. Fully tiled shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Travertine tiling to principal areas. Extractor fan.

### Bedroom Two

uPVC double glazed window to rear. Radiator. Built-in wardrobe.

### Bedroom Three

uPVC double glazed window to front. Radiator. Built-in wardrobe.

### Bedroom Four

uPVC double glazed window to rear. Radiator.

### Bathroom

Obscured uPVC double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap and shower over with shower screen. Countertop wash basin with chrome mixer tap and Oak cabinet. Close coupled WC. Travertine tiling to principal areas. Spotlights. Extractor.

## Outside

### Front Garden

Driveway providing ample off road parking. Gated sides access to rear garden. Hedgerow to front boundary. Border with mature shrubs.

### Garage/Studio

Converted garage with uPVC double glazed door and window to front. Electric panel heater. Power and light.

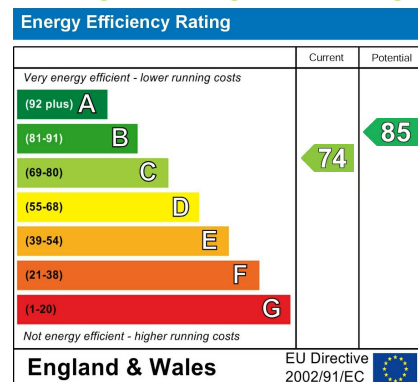
### Rear Garden

Fully enclosed with gated side access. Paved with composite decking and pergola. Raised flower and shrub borders.

## Directions

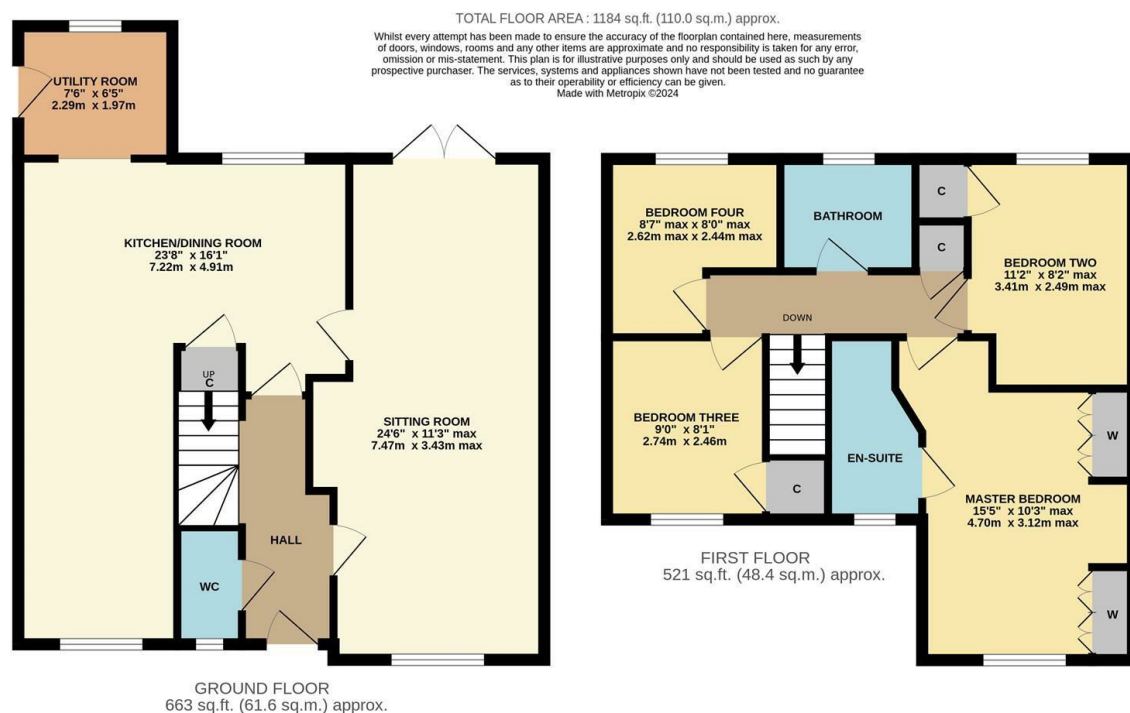
From the town centre proceed up The Causeway and right at the roundabout. Turn left at the next roundabout onto Pewsham Way. Take the first left at the next roundabout onto Webbington Road. The property will then be found on the left hand side before the junction with Canal Road.

## 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)