



53 Christopher Drive, Chippenham, SN15 3UT

A modern well presented three bedroom semi detached house situated in a cul-de-sac on the popular Pewsham development. The accommodation offers an entrance hall, sitting room with archway to a separate dining room, a quality refitted kitchen with a range of high gloss units, double glazed conservatory, three bedrooms and a refitted shower room. Other benefits include uPVC double glazing, gas central heating with replacement boiler 2023 and last year a water softener, new shower and water tanks were installed To the front is is a driveway providing off road parking, with further paved and gravelled areas. To the rear is an enclosed garden, paved with decked seating area, shed and summerhouse.

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 and junior schools, doctors surgery, public house, 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 Comprising:

Canopied Porch

Composite front door to:

Entrance Hall

Double glazed window to side. Radiator. Wood laminate floor. Multi glazed door to:

Sitting Room

Double glazed window to front. Radiator. Wood laminate flooring. Under stairs cupboard. Archway to:

Dining Room

Double glazed sliding patio doors to conservatory. Radiator. Wood laminate flooring. Door to:

Refitted Kitchen

Newly fitted 2024. Range of high gloss drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Work surfaces with tiled splash backs and inset one and a half bowl single drainer sink unit with chrome mixer tap. Space for cooker with extractor over. Space for fridge/freezer. Space and plumbing for washing machine. Ample power points and two USB points. Water softener. Door and window to:

Rear Garden

Fully enclosed by wall and fencing with gated side access. Paved with decked seating area. Garden shed. Summerhouse. 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. Proceed straight over the next two roundabouts and at the third roundabout turn left into King Henry Drive. Take the third right into Christopher Drive and the property will then be found on the left hand side.

GOODMAN WARREN BECK

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£299,950

Conservatory

Double glazed on brick built base with door to side. Tiled floor.

First Floor Landing

Double glazed window to side. Cupboard housing hot water tank and immersion heater and pump. Access to partly boarded roof space with ladder. Doors to:

Bedroom One

Double glazed window to front. Radiator. Freestanding wardrobe.

Bedroom Two

Double glazed window to rear. Radiator. Built-in wardrobe and shelving. Wood laminate flooring.

Bedroom Three

Double glazed window to front. Radiator. Overstairs cupboard. Wood laminate flooring.

Shower Room

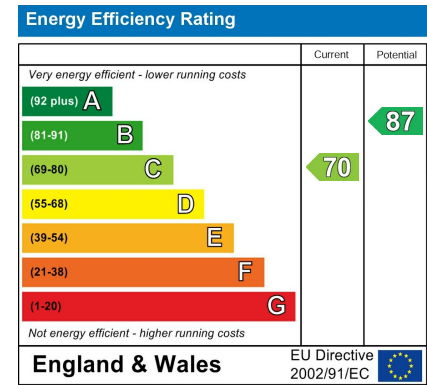
Obscure double glazed window to rear. Ladder style radiator. Extra wide fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Tiled floor. Spotlights.

Outside

Front Garden

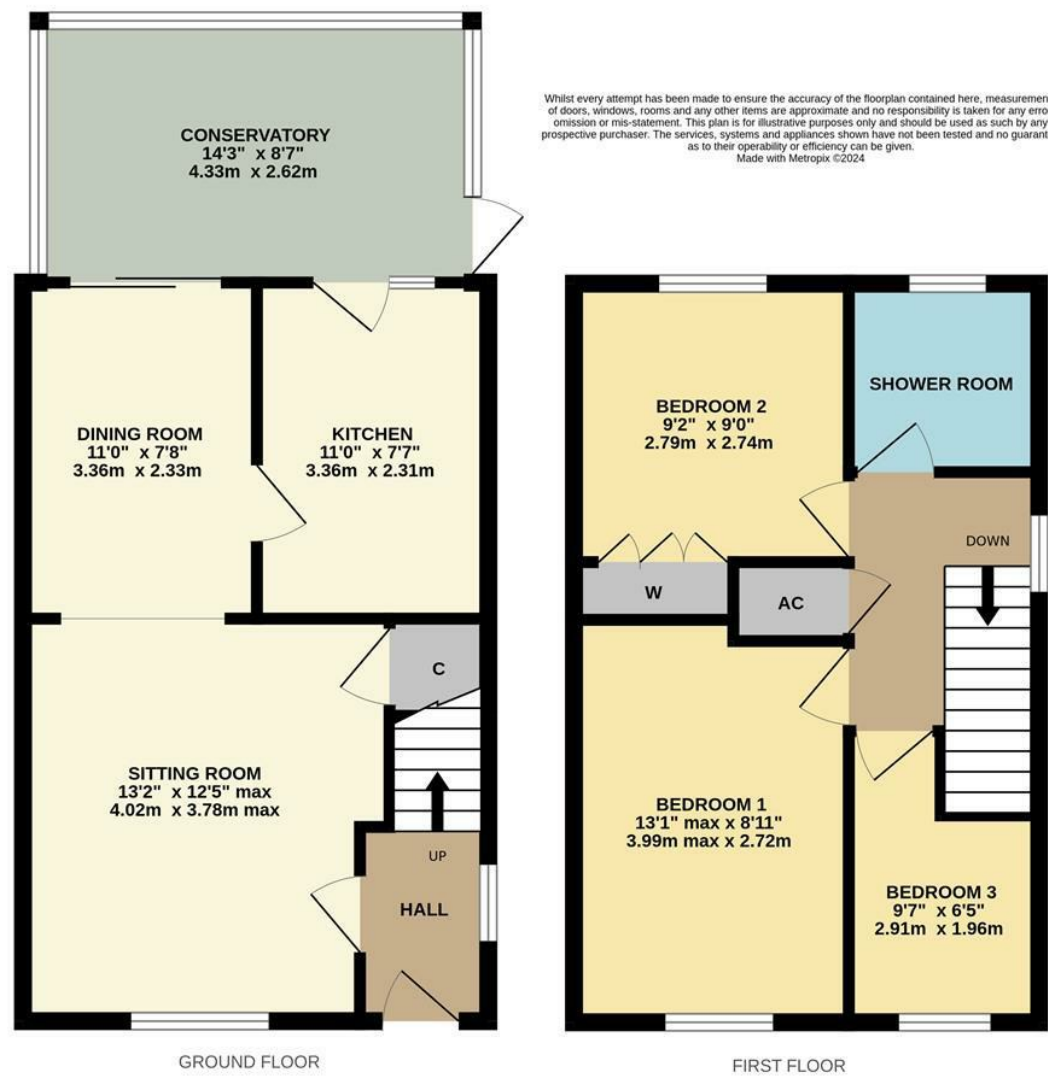
Driveway providing off road parking. Further gravelled and paved areas providing additional off road parking. Gated side access to rear garden.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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