





# 21 Rumble Dene, Chippenham, SN15 3XE

An extended and well presented four bedroom detached house ideally situated at the top of a quiet cul-de-sac on the popular Pewsham development. The main feature of the ground floor is the impressive kitchen/family room creating a great entertaining space with an extensive range of fitted units, French doors to the garden and a woodburning stove. This is complimented by a separate dining room, sitting room and cloakroom. The first floor boasts a master bedroom with built-in wardrobes and an en-suite shower room, three further good sized bedrooms and a shower room. The attic space can be accessed by a fixed staircase which leads up to two loft rooms both with skylights and eaves storage. To the front is a driveway providing ample off road parking with gated side access to the rear and access to the integral garage with electric roller door. To the rear is a generous enclosed garden enjoying a good degree of privacy, with lawn and two patio areas.

**Situation**  
The property is situated at the top of a cul-de-sac on the Pewsham development enjoying 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:**  
Composite entrance door to:

**Reception Hall**  
Doors to Sitting Room, Cloakroom, Kitchen/Family Room and Integral Garage. Stairs to first floor. Spotlights.

**Cloakroom**  
uPVC double glazed obscure window to front. Radiator. Countertop wash basin and splash back. Close coupled WC. Tiled floor.

**Sitting Room**  
uPVC double glazed window to front. Radiator. Spotlights.

**Kitchen/Family Room**  
An impressive and extended space, fitted with a German Pronorm Kitchen open to Family Room with a fireplace with inset wood burning stove. Two uPVC double glazed windows to rear. Double doors to Dining Room. The refitted Kitchen comprises of a range of contemporary wall, base and display units. Stainless steel sink and drainer inset to granite worksurfaces with upstands. Breakfast bar. Integrated Miele appliances to include full height fridge, freezer and dishwasher. Integrated Neff appliances combination microwave oven, two ovens, steamer and five ring electric induction hob with feature stainless steel cooker hood over.

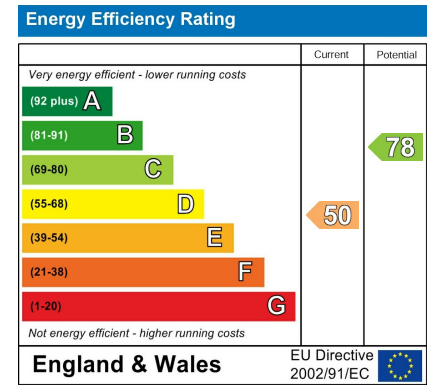
**Outside**  
**Front Garden**  
Driveway to front providing ample off road parking.

**Garage**  
Electric roller door. Power and light. Wall mounted gas fired boiler and pressurised hot water cylinder. Space and plumbing for automatic washing machine. Space for tumble drier.

**Rear Garden**  
Good size enclosed rear garden enjoying a good degree of privacy. Full width patio area laid to lawn with path and shrub border leading to further patio area with pleasant covered seating area and shed/workshop.

**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 then take the third left into Rumble Dene. Follow the road to the end and the property can be found in front of you.

## ENERGY PERFORMANCE GRAPHS



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## Price Guide £485,000

Three contemporary chrome radiators. Duel zone under floor heating. Tiled flooring. Understairs storage cupboard.

**Dining Room**  
uPVC double glazed window to side. Part glazed French doors to Kitchen/Family Room. Spotlights. Chrome radiator. Spotlights.

**First Floor Landing**  
Radiator. Stairs to first floor. Over stairs storage cupboard. Doors to:

**Master Bedroom**  
uPVC double glazed window to rear. Radiator. Two built-in wardrobes. Door to:

**En-Suite Shower Room**  
Obscure uPVC double glazed window to rear. Shower cubicle with Mira shower. Vanity wash basin with chrome mixer tap. Close coupled WC. Fully tiled. Chrome ladder radiator. Extractor fan. Tiled flooring. Shaver point.

**Bedroom Two**  
uPVC double glazed window to front. Radiator.

**Bedroom Three**  
uPVC double glazed window to front. Radiator.

**Bedroom Four**  
uPVC double glazed window to rear. Radiator.

**Second Floor**  
**Attic Rooms**  
The loft has a fixed staircase to two rooms, both of which have radiators, a double glazed velux window to the rear, spotlights and eaves storage.

