



20 Wicks Drive, Chippenham, SN15 3FN

An extended and much improved three bedroom property situated on the popular Pewsham development offering easy access to a wide range of amenities. Beautifully presented throughout the ground floor offers welcoming hallway, an impressive c.22' sitting room with skylights and bi-fold doors to the garden, a modern well appointed kitchen with a range of fitted units, separate dining room and a useful utility room with WC. The first floor boasts a master bedroom with fitted wardrobes, two further double bedrooms and a modern well appointed bathroom with over bath shower. Other benefits include uPVC double glazing and gas central heating. To the front is a driveway providing off road parking with further gravelled parking area, path to front door and an area of lawn. To the rear is a good size enclosed garden with seating area, lawn, shrub borders and garden shed.

Situation

The property is ideally situated 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:

uPVC double glazed entrance door and side panel to:

Reception Hall

uPVC double glazed window to side. Stairs to first floor. Radiator. Wood laminate flooring. Dado rail. Coving. Doors to:

Sitting Room

uPVC double glazed window to side and rear. Bi-fold doors to garden. Two skylights. Two radiators. Wood laminate flooring. Feature electric fireplace. Spotlights.

Kitchen

uPVC double glazed window to front. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for range cooker with extractor over. Space and plumbing for dishwasher. Wall mounted gas fired boiler for central heating and hot water. Wood laminate flooring. Archway to:

Dining Room

uPVC double glazed window to front. Radiator. Wood laminate flooring. Storage cupboard.

Rear Garden

Good size garden enclosed by wall and fencing with gated sided access. Seating area with sleeper retaining wall and steps up to lawn beyond with flower and shrub borders. Garden shed.

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. At the second roundabout turn left into Canal Road, take the third left into Wicks Drive where the property can be found on the left hand side on the corner of the turning into Wishart Way.

GOODMAN WARREN BECK

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£365,000

Cloakroom/Utility

Obscure uPVC double glazed window to side. Radiator. Worksurfaces with tiled splash backs and inset single bowl ceramic sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Further appliance space. Close coupled WC. Wall mounted cupboard. Extractor.

First Floor Landing

Radiator. Access to roof space. Cupboard housing hot water tank. Doors to:

Bedroom One

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

Bedroom Two

uPVC double glazed window to front. Radiator.

Bedroom Three

uPVC double glazed window to rear. Radiator.

Bathroom

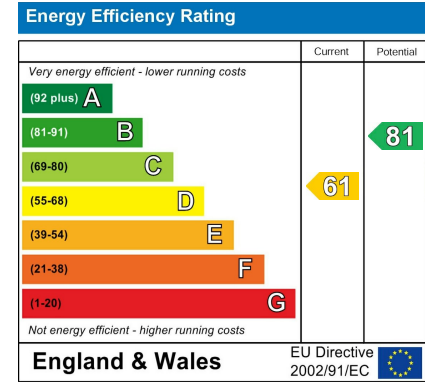
Obscure double glazed window to rear. Ladder radiator. 'P' shaped bath with chrome mixer tap, shower over and shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas. Heated mirror with light.

Outside

Front Garden

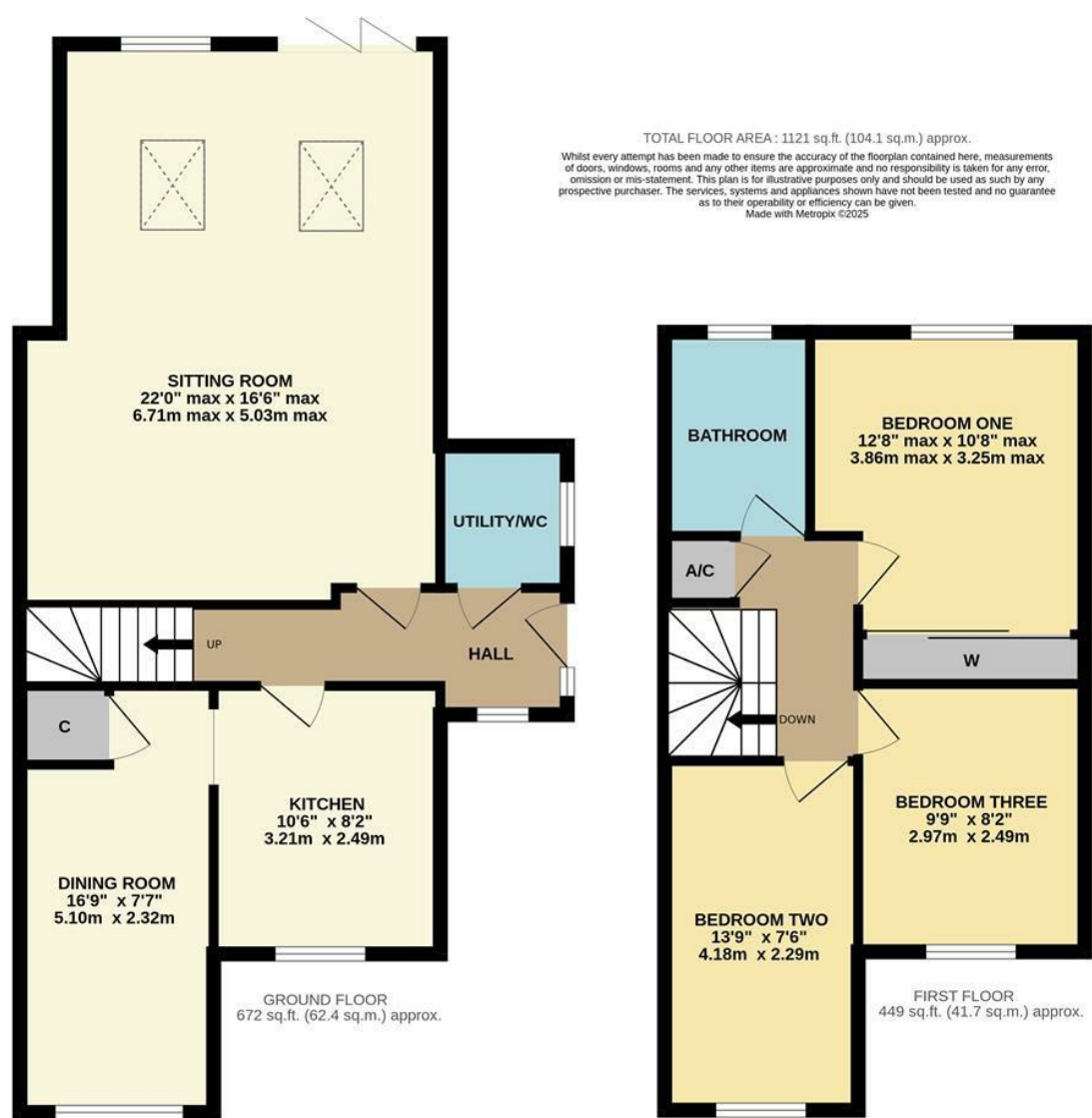
Driveway providing off road parking with further gravelled area to side. Lawn with path leading to front door.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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