



19 Hawkins Close, Chippenham, SN15 3SJ

An extended and much improved three bedroom detached house situated in a quiet cul-de-sac on the popular Pewsham development within walking distance of the town centre and mainline. The property is beautifully presented throughout with the ground floor having a lovely light and airy open plan feel with a quality refitted kitchen/dining with an extensive range of units and sitting room with a bay window complimented by an entrance hall and refitted cloakroom. The first floor has a master bedroom, guest bedroom with fitted wardrobes, third bedroom and a quality refitted bathroom. Other benefits include an upgraded gas fired boiler and newly replaced double glazed windows and doors. To the front is a lawned garden and driveway providing off road parking leading to the attached garage. To the rear is a good size south facing rear garden with gravelled area, lawn and flower and shrub borders.

Situation

The property is pleasantly situated in a small, quiet cul-de-sac on the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary schools, doctors surgery, public house, vets, general stores, community hall etc. Both the town centre and mainline station are within easy walking distance and the 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

Luxury vinyl tiled floor. Doors to:

Refitted Cloakroom

Obscure uPVC double glazed window to front. Radiator. Vanity wash basin with chrome mixer tap, cupboard under and tiled splashback. Close coupled WC. Luxury vinyl tiled floor.

Sitting Room

uPVC double glazed bay window to front. Stairs to first floor with recess under. Radiator. Coving. Luxury vinyl tiled floor. Opening through to:

Refitted Kitchen/Dining Room

Two uPVC double glazed window to rear. uPVC double glazed door and a further set of French doors to rear. Luxury vinyl tiled floor. Radiator. Range of cupboard base units and matching wall mounted cupboards. Work surfaces with matching upstands and inset single bowl single drainer sink unit with pull out style chrome mixer tap. Space for range style cooker with extractor over. Integrated dishwasher. Space and plumbing for automatic washing machine. Space for fridge/freezer and tumble drier. Spotlights. Door to Garage.

Rear Garden

Fully enclosed south facing rear garden with gated side access. Gravelled area. Lawn beyond with flower and shrub borders and raised bed. Outside tap and power points.

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. Take the third turning on the left into Hawkins Close and the property will be found on the left hand side.

Agents Note

There is an improvement indicator showing against the council tax band for this property.

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First Floor Landing

uPVC double glazed window to side. Cupboard. Access to roof space. Doors to:

Bedroom One

uPVC double glazed window to front. Radiator. Coving.

Bedroom Two

uPVC double glazed window to rear. Radiator. Full width built-in wardrobes.

Bedroom Three

uPVC double glazed window to front. Radiator. Stair bulkhead.

Refitted Bathroom

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap, separate shower over and shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Heated demister mirror with light. Fully tiled walls and floor. Spotlights. Extractor.

Outside

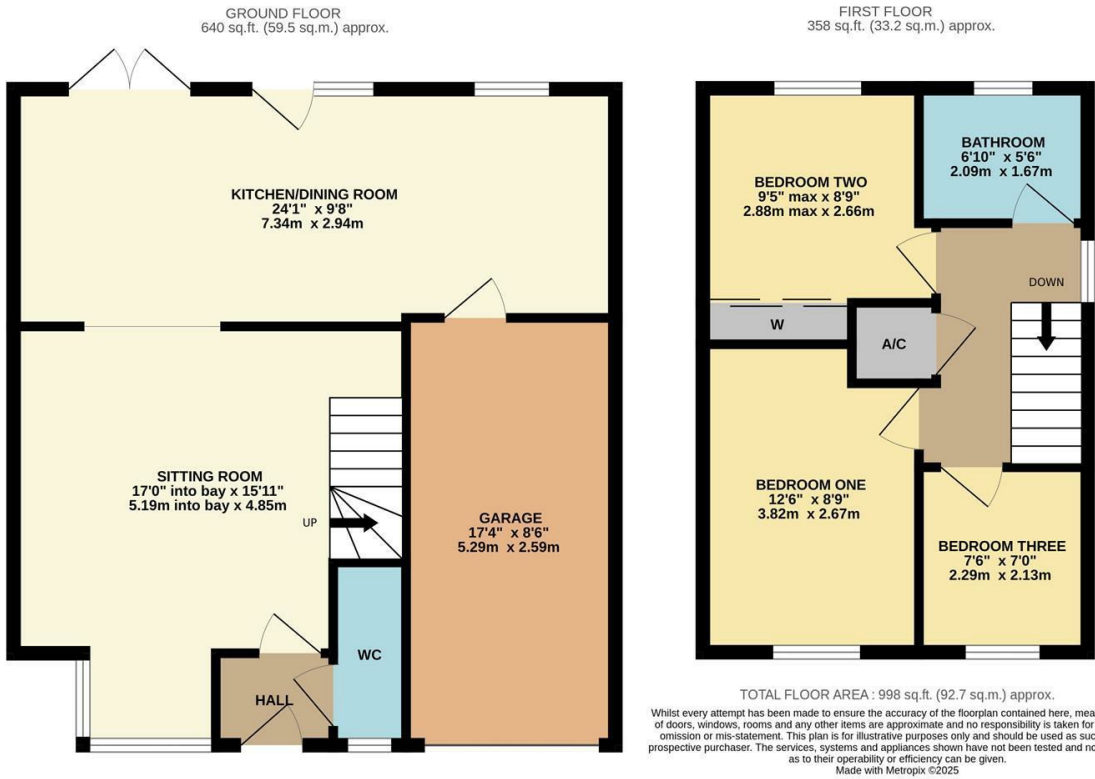
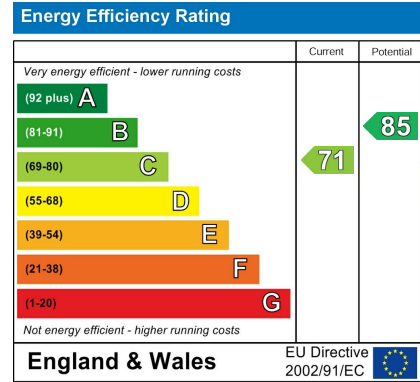
Front Garden

Laid to lawn. Driveway providing off road parking. Path to front door. Gated side access to rear garden.

Attached Garage

Up and over door. Power and light. Boarded eaves storage space. Gas fired combination boiler for central heating and hot water.

ENERGY PERFORMANCE GRAPHS



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