



87 Bolts Croft
Chippenham

GOODMAN WARREN BECK

87 Bolts Croft, Chippenham SN15 3GQ

A much improved and beautifully presented four bedroom semi detached house, arranged over three floors and enjoying a pleasant open outlook to the front on the popular Pewsham development within walking distance of the town centre and mainline station. The ground floor offers a welcoming entrance hall, cloakroom, well appointed kitchen with built-in oven and hob, large sitting and French doors opening into a double glazed conservatory providing a dining room. The first floor boasts a good size master bedroom with en-suite shower room, fourth bedroom and family bathroom. The top floor then offers a guest bedroom with second en-suite shower room and third double bedroom. Other benefits include uPVC double glazing and gas central heating. To the front is a low maintenance garden, a driveway provides off road parking leading to the garage and there is a further parking space to the side. To the rear is a good size garden with generous patio area, and artificial lawn with gravelled borders and raised flower beds.

SITUATION

The property is situated on the Pewsham development with a pleasant open outlook to the front within easy walking distance of the town centre and its many amenities. The development boasts local shops, a doctors surgery, primary school and a highly regarded secondary 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:

Canopy porch with door to:

ENTRANCE HALL

Fitted doormat. Coving. Radiator with decorative cover. Stairs to first floor. Doors to:

CLOAKROOM

Obscure double glazed window to front. Radiator. Corner pedestal wash basin with tiled splashback. Close coupled WC. Tiled floor. Spotlights.

SITTING ROOM

Radiator. Storage cupboard. Two uPVC double glazed French doors to rear. Coving.

CONSERVATORY

uPVC double glazed on brick built base with door to side. Tiled floor. Radiator. Wall light point.

KITCHEN/BREAKFAST ROOM

Double glazed window to front. Karndean flooring. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splashbacks and inset stainless steel single bowl single drainer sink unit with chrome mixer tap. built-in stainless steel gas hob with electric oven and extractor over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer.

FIRST FLOOR LANDING

Radiator. Cupboard housing hot water tank. Stairs to second floor. Doors to:

MASTER BEDROOM

Two double glazed windows to rear. Two radiators with decorative covers. Door to:

ENSUITE

Radiator. Extra wide fully tiled shower cubicle. Pedestal wash basin with tiled splashback. Close coupled WC. Spotlights. Extractor.

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£385,000

BEDROOM FOUR

Double glazed window to front. Radiator.

BATHROOM

Obscure double glazed window to front. Contemporary style radiator. Panelled bath with shower over and tiled splashbacks. Pedestal wash basin with tiled splashbacks. Close coupled WC. Spotlights. Extractor.

SECOND FLOOR LANDING

Double glazed window to side. Door to:

BEDROOM TWO

Double glazed window to front. Fitted cupboards. Radiator. Access to roof space. Door to:

ENSUITE

Radiator. Extra wide fully tiled shower cubicle. Pedestal wash basin with tiled splashbacks. Close coupled WC. Spotlights. Extractor.

BEDROOM THREE

Skylight window to rear. Radiator.

OUTSIDE

FRONT GARDEN

Designed for ease of maintenance, laid to decorative stone and edged with sleepers and railings. Path to front door.

REAR GARDEN

Steps leading down from the Conservatory to paved seating area. Artificial grass with gravel borders and raised flower bed. Enclosed by timber fencing.

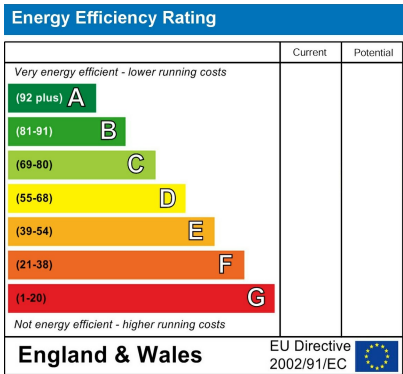
GARAGE

Single garage with up and over door. Driveway parking is in front of the garage with an additional parking space immediately to the side of the property.

DIRECTIONS

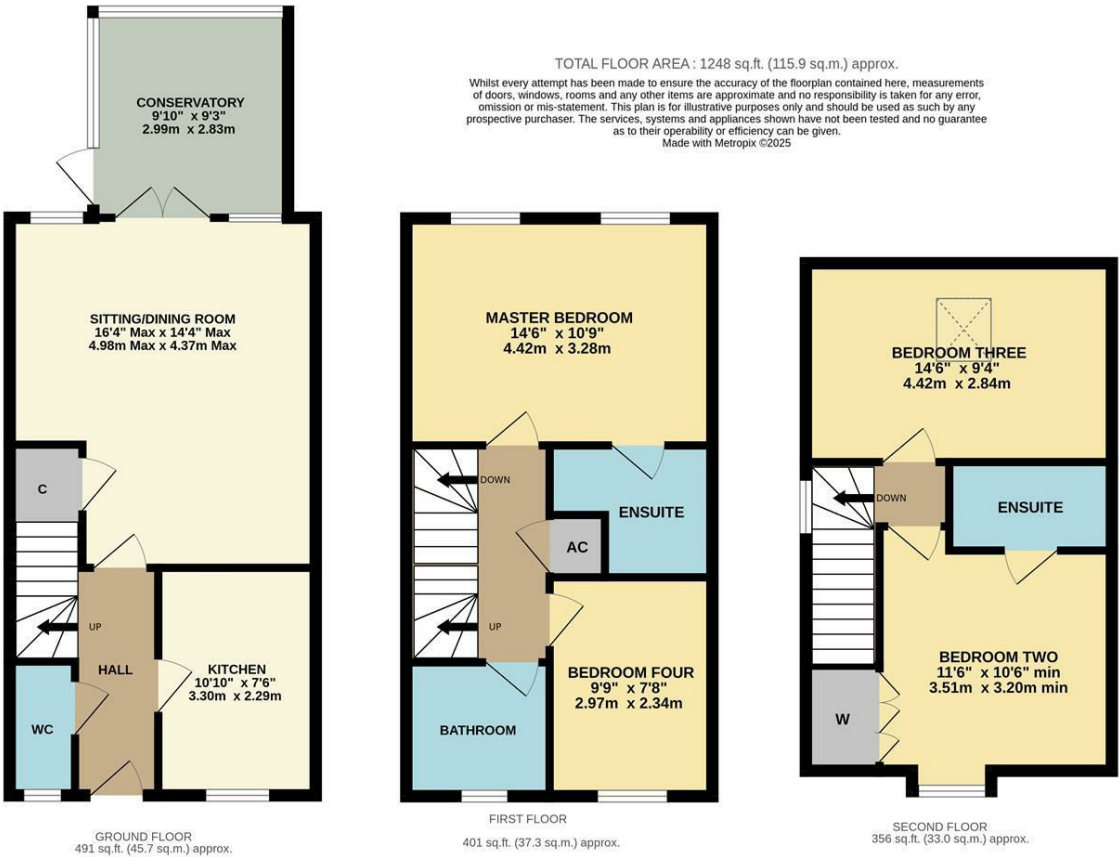
From the town centre proceed along Avenue la Fleche and at the roundabout turn left onto Pewsham Way. At the next roundabout turn left into Webbington Road then second left into Whitworth Road. At the end of the road take a right into Bolts Croft and follow the road round to the left. The property will be found on the right hand side of the next left turning.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

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)

