



# 39 Bolts Croft, Chippenham, SN15 3GQ

A four bedroom semi detached house located within a popular area within Pewsham with the benefit of an attached and a good size garden. The accommodation is arranged over three floors with the ground floor offering an entrance hall, cloakroom, kitchen with a range of fitted units and built-in oven and hob and a sitting/dining room with French doors onto the rear garden. The first floor boasts a generous master bedroom with en-suite shower room, fourth bedroom and family bathroom. The top floor then offers two further double bedrooms with one having a second en-suite shower room. Other benefits include uPVC double glazing and gas central heating. To the front is a driveway providing off road parking leading to an attached garage and to the rear is a delightful mature garden enjoying a south/westerly aspect.

## 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:

Canopied porch with entrance door to:

## Entrance Hall

Tiled floor. Radiator. Stairs to first floor. Doors to:

## Cloakroom

Obscure double glazed window to front. Radiator. Wash basin with chrome mixer tap set on wooden unit with tiled splashback. Close coupled WC. Tiled floor.

## Sitting/Dining Room

uPVC double glazed French doors to rear. Two double glazed windows to rear. Two radiators. Storage cupboard.

## Kitchen

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

## Front Garden

Path to front door. Driveway parking leading to garage providing off road parking.

## Garage

Up and over door. Power and light. Door to garden.

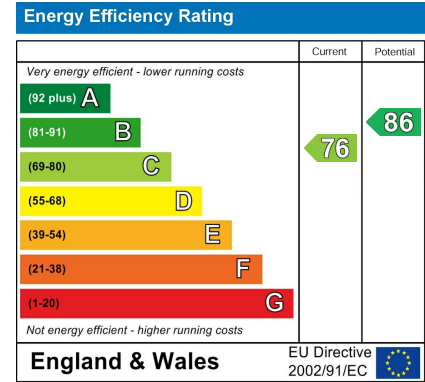
## Rear Garden

A mature well stocked garden enjoying a easterly aspect. Fully enclosed by fencing. Two tier paved seating area with lawn beyond, mature trees and shrubs, pond and vegetable patch. Personal door to garage.

## 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 and take the first turning on the left where the property will be found on the right hand side.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

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£365,000

## 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. Door to:

## En-Suite Shower Room

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

## Bedroom Four

Double glazed window to front. Radiator.

## Bathroom

Obscure double glazed window to front. Radiator. Panelled bath with shower over and tiling to principal areas. Pedestal wash basin with tiled splashback. Close coupled WC. Extractor.

## Second Floor Landing

Double glazed window to side. Doors to:

## Bedroom Two

Double glazed window to front. Access to roof space. Door to:

## En-Suite Shower Room

Chrome ladder radiator. Extra wide fully tiled shower cubicle. Pedestal wash basin with tiled splashback. Close coupled WC. Extractor.

## Bedroom Three

Skylight window to rear. Radiator.

## Outside



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