



1 Bishop Close
Chippenham, SN15 3FJ

GOODMAN WARREN BECK

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A spacious and well presented four bedroom detached family home located within a popular area of Pewsham offering easy access to a wide range of amenities. The accommodation comprises of a reception hall, spacious dual aspect sitting room, kitchen/dining room and a good size utility room which has the potential to add cloakroom facilities. On the first floor there is a master bedroom with dressing room and en-suite bathroom, three further good sized bedrooms all with built-in wardrobes and a family bathroom with bath and separate shower. Other benefits also include a driveway providing ample off road parking, a double garage which has been converted into a studio, although could be converted back if desired and a mature, lovingly maintained rear garden which attracts a variety of wildlife and offers a two seating areas, one covered to enjoy the views of the garden.

SITUATION

The property is situated in a popular area on the Pewsham development within walking distance of the town centre and its many amenities. The development boasts local shops, a doctors surgery, pharmacy, junior school, public house and community centre. Abbeyfield senior school is a short walk away. Chippenham mainline rail station is c.1 mile and M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol.

ACCOMMODATION COMPRISES

Obscure double glazed entrance door with side panel to:

RECEPTION HALL

Stairs to first floor. Storage cupboard. Radiator. Doors to:

SITTING ROOM

Double glazed window to front. Double glazed sliding patio doors to rear. Radiator. Feature fireplace. Coving.

KITCHEN/DINING ROOM

Double glazed sliding patio doors and window to rear. Radiator. Tiled floor. Range of drawer and cupboard base units with matching wall mounted cupboards. Rolled edge work surfaces with tiled

splash backs and inset one and a half bowl single drainer sink unit with mixer tap. Range cooker with extractor over. Space and plumbing for dishwasher. Space for fridge/freezer.

UTILITY

Two double glazed windows to front. Window to side. Radiator. Fitted cupboards with rolled edge work surfaces and tiled splashbacks. Replacement 'Worcester' gas fired combination boiler. Space and plumbing for automatic washing. machine.

FIRST FLOOR LANDING

Double glazed window to front. Access to roof space with light. Cupboard. Doors to:

MASTER BEDROOM

Double glazed window to rear. Radiator. Archway to:

DRESSING ROOM

Fitted wardrobes to either side. Door to:

EN-SUITE BATHROOM

Obscure double glazed window to front. Panelled bath with chrome mixer tap and shower attachment. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Fully tiled walls. Shaver point.

GOODMAN WARREN BECK

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Price Guide £575,000

BEDROOM TWO

Double glazed window to front. Radiator. Built-in wardrobes.

BEDROOM THREE

Double glazed window to side. Radiator. Built-in wardrobes.

BEDROOM FOUR

Double glazed window to rear. Radiator. Built-in wardrobes.

BATHROOM

Obscure double glazed window to front. Chrome ladder radiator. Panelled bath with chrome mixer tap. Separate fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Shaver point.

OUTSIDE

FRONT GARDEN

Driveway providing off road parking. Planted with mature shrubs and hedge. Path to front door and to side.

DOUBLE GARAGE/STUDIO

The double garage has been converted into a studio with a high level of sound proofing/insulation

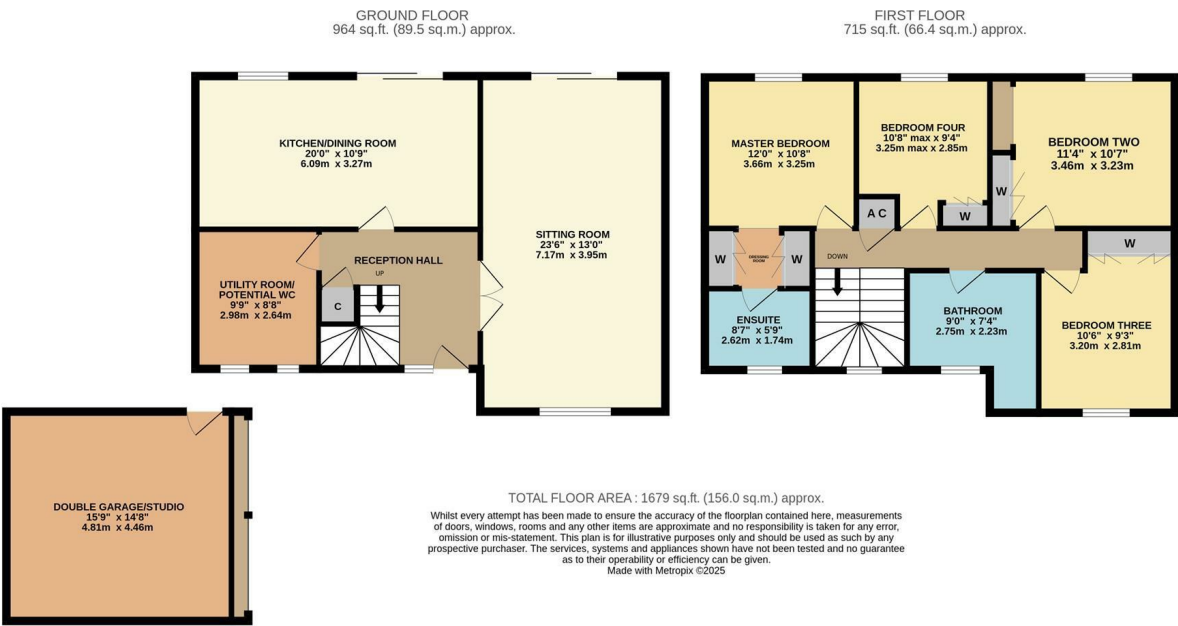
The doors remain in place and could be reverted back if desired. Personal door to side. Ample power points and light.

REAR GARDEN

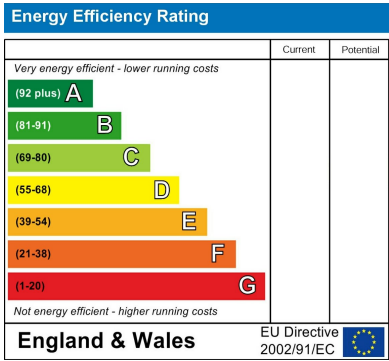
Mature enclosed garden with patio area and lawn beyond. Side storage area. Covered seating area. Pond. Gravelled area. Additional covered storage area. Outside tap.

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, then take the second right into Bishop Close and the property will be found immediately on the left hand side.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

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)

