



77 Bolts Croft, Chippenham, SN15 3GQ

An impressive three storey five bedroom detached house in excess of 2000 sq ft in total situated in a quiet cul-de-sac on the popular Pewsham development. The ground floor accommodation offers a welcoming reception hall with guest cloakroom, double doors open into a good size dual aspect sitting room with French doors opening into a double glazed conservatory, there is also a separate dining room, kitchen/breakfast room with a range of fitted units and a useful utility room. The first has a generous landing with 'study area', master bedroom with en-suite shower, two further bedrooms and a family bathroom. The top floor then boasts two further bedrooms served by another shower room. Other benefits include uPVC double glazing and gas central heating. To the front is a low maintenance garden and double width driveway providing off road parking leading to the attached double garage. To the rear is a pleasant south facing garden with areas of patio and lawn and raised well stocked borders.

Situation

The property is situated in a cul-de-sac on the popular Pewsham development 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:
Double glazed entrance door to:

Reception Hall

Double glazed window to front. Stairs to first floor. Doors to:

Cloakroom

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

Sitting Room

Double glazed window to front. Two radiators. Double glazed French doors and side panels to:

Conservatory

uPVC double glazed with French doors to side. Tiled floor. Electric heater. Wall light.

Dining Room

Double glazed window to front. Radiator.

Kitchen/Breakfast Room

Double glazed window to rear. Radiator. Range of drawer and cupboards base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in induction hob and electric oven with stainless steel extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Spotlights. Door to:

Utility Room

Obscure double glazed door to rear. Radiator. Drawer and cupboard base units. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink

Front Garden & Driveway

Low maintenance garden with shrubs and path to front door. Double with driveway providing off road parking. Gated side access to rear garden.

Rear Garden

Enclosed south east facing garden. Patio area with adjacent lawn area. Well stocked raised flower and shrub borders. Further seating area. Useful gravelled area to side with gated access to the front.

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 then take the first left. The property will then be found at the bottom of this cul-de-sac on the right hand side.

Double Garage

Two up and over doors. Power and light. Eaves storage. Personal door to side.

GOODMAN WARREN BECK

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Price Guide £525,000

unit with chrome mixer tap. Space and plumbing for automatic washing machine. Storage cupboard. Cupboard housing gas fired boiler. Spotlights. Extractor.

First Floor Landing/Study Area

Double glazed window to front. Radiator. Stairs to second floor. Doors to:

Master Bedroom

Double glazed window to front. Radiator. Door to:

En-Suite Shower Room

Obscure double glazed window to rear. Ladder radiator. Extra wide fully tiled shower cubicle. Pedestal wash basin with tiled splashback. Close coupled WC. Extractor. Mirror with light.

Bedroom Two

Double glazed window to front. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to rear. Ladder radiator. Panelled bath with shower over and screen. Tiling to principle areas. Pedestal wash basin with tiled splashback. Close coupled WC. Extractor. Mirror with light.

Second Floor Landing

Access to roof space. Two eaves storage cupboards. Double cupboard housing hot water tank. Doors to:

Bedroom Four

Dormer window to front. Skylight window to rear. Radiator.

Bedroom Five

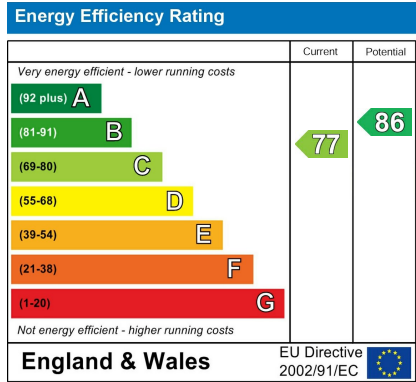
Dormer window to front. Radiator.

Shower Room

Obscure skylight window to rear. Radiator. Fully tiled shower cubicle. Pedestal wash basin with tiled splashback. Close coupled WC. Shaver point. Extractor.

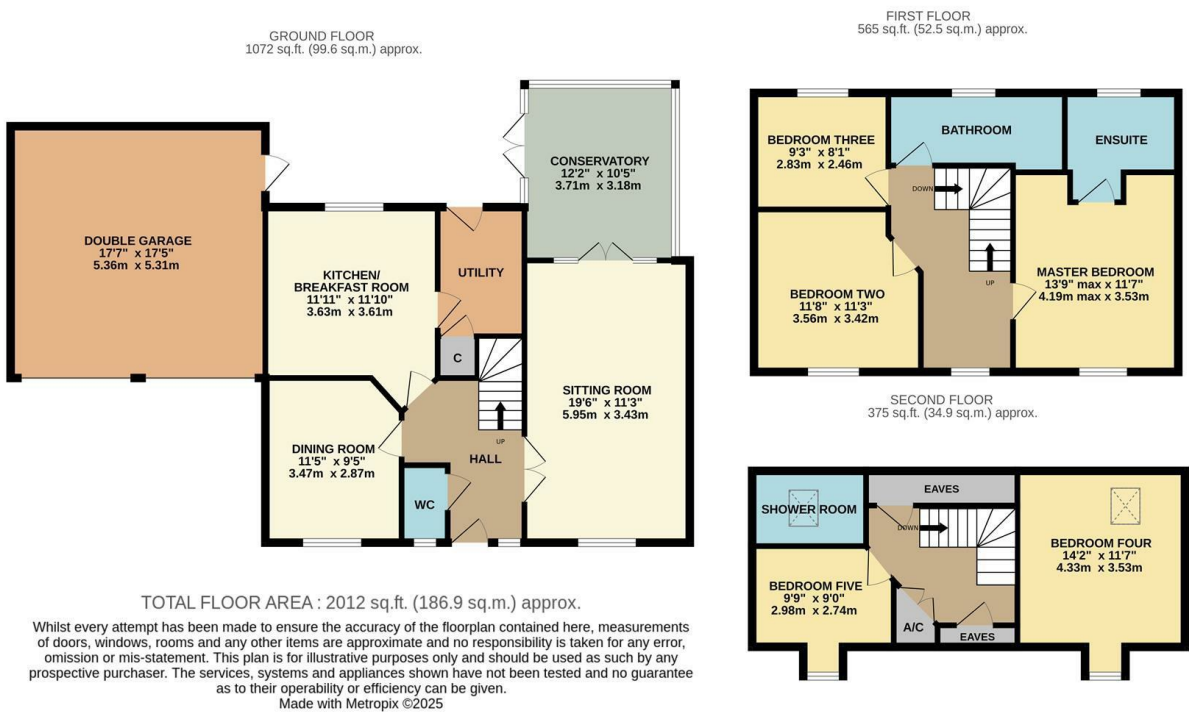
Outside

ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold



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