



4 Hancock Close, Chippenham, SN15 3UZ

A well presented three bedroom semi detached house ideally situated in the corner of a small cul-de-sac on the popular Pewsham development with the added benefit of south facing corner plot gardens. The accommodation on the ground floor benefits from solid Oak flooring throughout and offers hall, sitting room with open fireplace and modern well appointed kitchen/dining room with a range of high gloss units. The first floor boasts three bedrooms and a modern bathroom with a white suite and overbath shower. Other benefits include uPVC double glazing and gas central heating. To the front is a driveway leading to an attached garage and block paved area providing further parking. To the side and rear is an enclosed garden enjoying a good degree of privacy with a covered patio area.

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:

Canopied Porch

Entrance door to:

Entrance Hall

Obscure uPVC double glazed window to side. Radiator. Stairs to first floor. Solid Oak flooring. Coving. Door to:

Sitting Room

UPVC double glazed window to front. Radiator. Feature open fireplace with Limestone surround and hearth. Solid Oak flooring. Under stairs cupboard. Television and telephone point. Coving. Dado rail. Door to:

Dining Room

UPVC double glazed door and side panel to garden. Radiator. Coving. Solid Oak flooring. Opening into:

Kitchen

UPVC double glazed door and window to rear. Rolled edge work surfaces with drawer and cupboard base units under and tiled splash backs. Inset 'Franke' single bowl single drainer stainless steel sink unit with mixer tap. Wall mounted

cupboards with under unit lighting. Space for range style cooker. Space and plumbing for washing machine. Space for fridge/freezer. Coving. Solid Oak flooring.

First Floor Landing

UPVC double glazed window to side. Coving. Access to part boarded roof space with pull down ladder and light. Cupboard housing gas fired combination boiler. Doors to:

Bedroom One

UPVC double glazed window to rear. Radiator. Coving.

Bedroom Two

UPVC double glazed window to front. Radiator. Coving.

Bedroom Three

UPVC double glazed window to front. Radiator.

Bathroom

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Panelled bath with mixer tap and shower attachment. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Shaver point. Coving.

Outside

Front Garden

Tarmacadam driveway leading to garage providing off road parking. Block paved area providing a further area of parking.

Side & Rear Garden

Corner plot garden enclosed by fencing with path leading to gated side access.

Covered patio area adjacent to house with personal door to the garage. Laid to lawn with well stocked flower and shrub borders. Area of side garden with green house and garden shed. Outside tap.

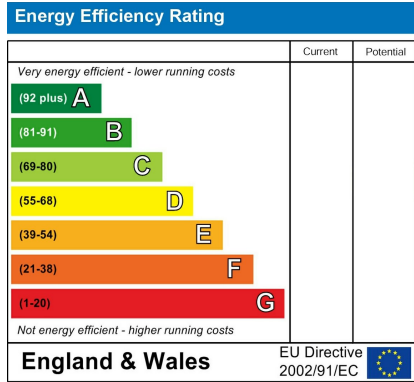
Garage

Up and over door. Eaves storage. Power and light. Personal door to side.

Directions

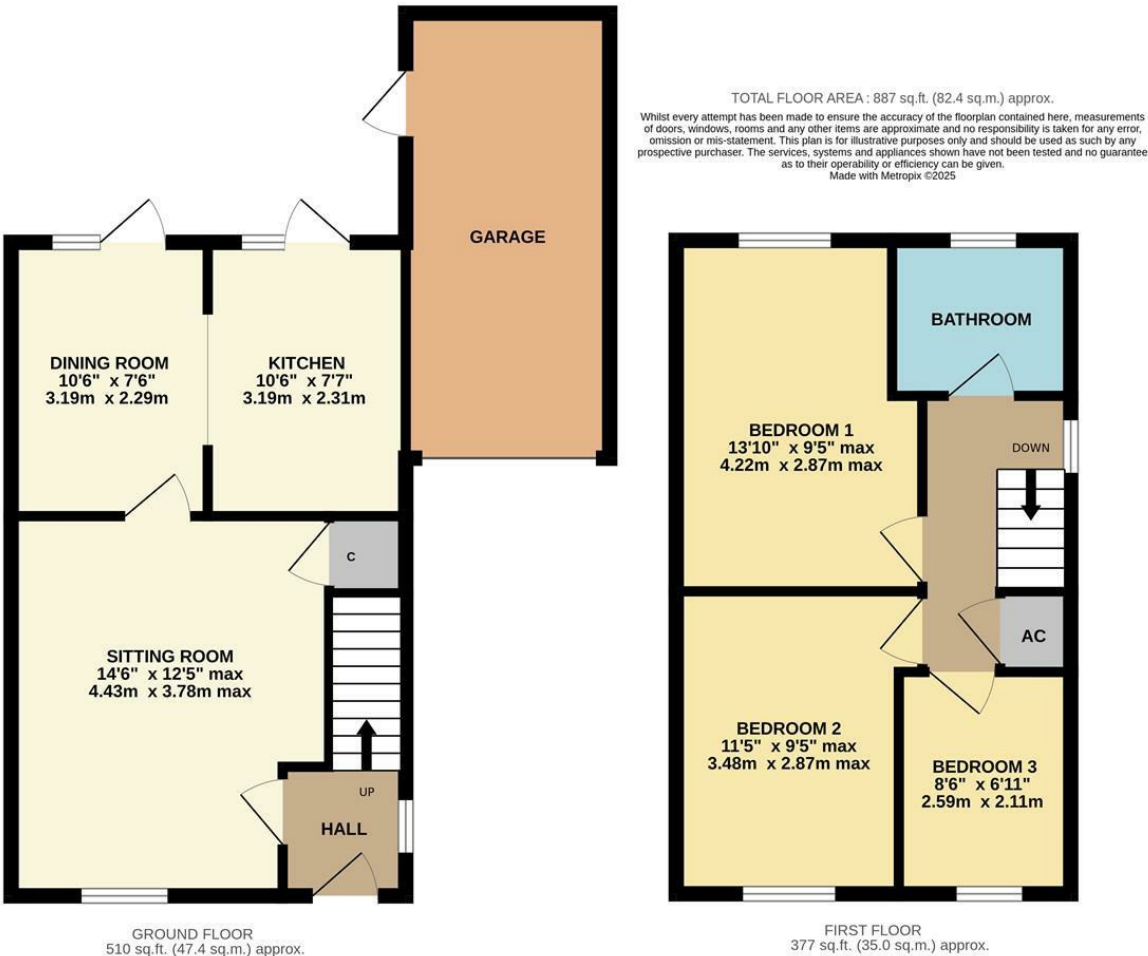
From the Market Place proceed up The Causeway at the roundabout turn right. At the next roundabout turn left onto Pewsham Way then left at the next roundabout into Webbington Road. At the junction turn left into Canal Road then at the next roundabout turn left into Lodge Road. Take the first left into Danes Close, turn right into Crown Close and Hancock Close can be found towards the end on the right.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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