



16 Thomas Mead, Chippenham, SN15 3YS

A modern four bedroom detached house situated at the end of a cul-de-sac on the popular Pewsham development offering easy access to a wide range of amenities. The accommodation offers a welcoming reception hall, spacious dual aspect sitting room with French doors to the garden, separate dining room with French doors, modern kitchen/breakfast room with a range of fitted units and built-in oven and hob, utility room and cloakroom on the ground floor. The first floor boasts a master bedroom with dressing room and refitted en-suite shower room, three further bedrooms and a family bathroom. To the front is a double width driveway providing off road parking leading to an attached double garage and to the rear is an enclosed garden laid mainly to lawn.

Situation

The property is situated in the corner of a 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. The town centre is c.½ mile and the mainline station to London Paddington c.1 mile. M4 J.17 is c.4 miles providing swift commuting links to the nearby centres of Bristol, Bath and Swindon.

Accommodation Comprising:

Recessed Porch

Entrance door with obscure side panels to:

Reception Hall

Stairs to first floor with cupboard under. Radiator. Wooden flooring. Coving. Doors to:

Cloakroom

Chrome ladder radiator. Wash basin. Close coupled WC. Tiled to half height. Tiled flooring. Extractor.

Sitting Room

Double glazed window to front. Upvc double glazed French door to rear.

Dining Room

Upvc double glazed French door to rear. Radiator. Wooden flooring. Coving.

Kitchen/Breakfast Room

Double glazed window to side and rear. Radiator. Range of high gloss drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with matching upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Tiled splashbacks. Built-in gas hob and electric oven. Space and plumbing for dishwasher. Space for under counter fridge.

and separate shower over. Tiling to principal areas. Pedestal wash basin with tiled splashbacks. Close coupled WC. Tiled flooring. Extractor.

Outside

Front Garden

Driveway providing off road parking. Area of lawn to side. Path to gated side access to rear garden.

Double Garage

Up and over door. Window to side. Door to rear. Power and light. Eaves storage. Vaillant boiler for central heating and hot water.

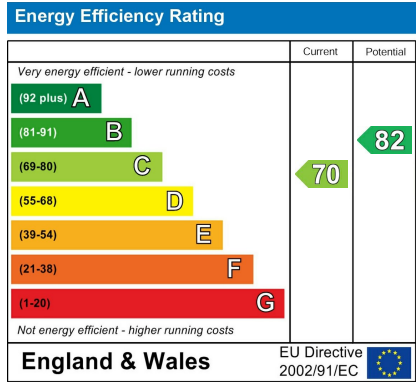
Rear Garden

Enclosed by fencing with gated side access. Patio area with lawn beyond and shrubs borders. Outside tap.

Directions

From the town centre proceed up The Causeway and right at the roundabout. Turn left at the next roundabout onto Pewsham Way. Take the first left at the next roundabout onto Webbington Road, continue over the mini roundabout and take the next turning right into Waters Edge. Take the second turning on the left into Thomas Mead and the property will then be found at the end of the road on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: F

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

Price Guide £450,000

Utility Room

Part glazed door to side. Radiator. Tiled flooring. Rolled edge worksurfaces with tiled splashbacks. Wall mounted cupboards. Tall cupboard. Space for fridge freezer. Space for automatic washing machine.

First Floor Landing

Upvc double glazed window to front. Radiator. Access to roof space. Cupboard housing hot water tank and immersion heater. Doors to:

Bedroom One

Upvc double glazed window to rear. Radiator. Dado rail. Archway to:

Dressing Area

Fitted wardrobes and drawers. Tiled flooring. Spotlights. Door to:

Refitted En-Suite

Obscure window to side. Ladder radiator. Fully tiled shower cubicle. Vanity wash basin with cupboard under, chrome mixer tap and tiled splashbacks. Close coupled WC. Tiled flooring. Extractor.

Bedroom Two

Double glazed window to rear. Radiator. Built-in double wardrobe. Wood laminate flooring.

Bedroom Three

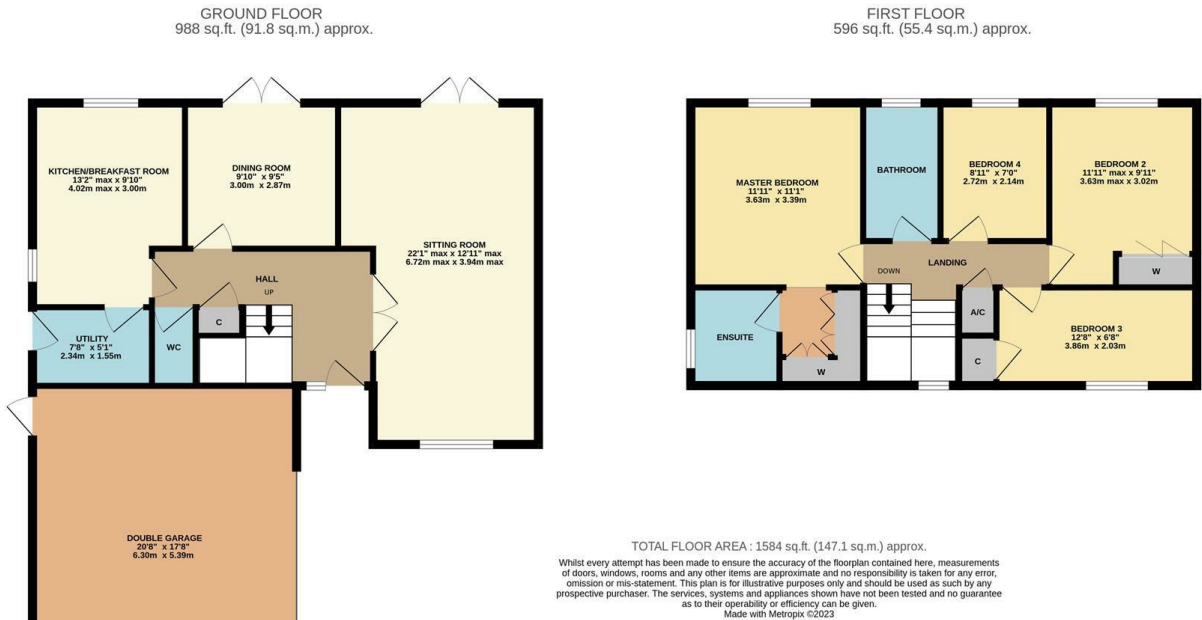
Upvc double glazed window to front. Radiator. Built-in cupboard. Wood laminate flooring.

Bedroom Four

Double glazed window to rear. Radiator. Fitted wardrobes and drawer unit. Wood laminate flooring.

Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with mixer tap



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)