



A well presented and detached three bedroom family home located towards the end of this highly desirable cul-de-sac on the Pewsham Development. The property is ideal for families and commuters being a short walk to parks, shops & amenities and commutable to the towns road (A4) and mainline rail links (London Paddington). The accommodation briefly comprises; canopy porch, entrance hall, sitting room, dining room, kitchen/breakfast room, utility room and cloakroom to the ground floor. The first floor provides; master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms with fitted wardrobes and family bathroom. Externally there is an integral garage, block paved driveway parking and enclosed, level rear gardens. With ONWARD CHAIN IN PLACE an internal viewing is highly recommended.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Pewsham

The property is most conveniently located on the popular Pewsham development to the South East of the town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school and public house. There is a shopping parade with convenience store, chemist and takeaway. Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Accommodation

With approximate measurements the accommodation comprises:

Ground Floor

Canopy Porch

With tiled canopy and door to...

Entrance Hall

With upvc double glazed door to front, door to sitting room, stairs to first floor landing, radiator, carpeted flooring.

Sitting Room 4.24m x 3.51m (13'11" x 11'6")

With upvc double glazed bay window to front, door to dining room & entrance hall, living flame gas fire place with marble effect hearth and back with wooden mantel and surround, radiator, carpeted flooring.

Dining Room 2.72m x 2.84m (8'11" x 9'4")

With upvc double glazed french doors to rear, doors to kitchen and sitting room, radiator, carpeted flooring.

Kitchen / Breakfast Room 4.27m x 2.84m (14' x 9'4")

With two upvc double glazed windows to rear, upvc double glazed door to side, doors to dining room, utility room and pantry cupboard. Fitted kitchen offering a matching range of wall, base and display units, one and a half bowl ceramic sink drainer inset to rolled edge work surfaces, part tiled, integrated electric double oven and four ring gas hob with cooker hood over, space and plumbing for dishwasher, integral fridge, radiator, tiled flooring.

Utility Room

With door from kitchen and door to cloakroom, wall mounted boiler (4 years old), rolled edge work surfaces with space and plumbing for washing machine and tumble dryer under, space for freezer, tiled flooring.

Cloakroom

Two piece white suite comprising; low level w/c and wash hand basin with tiled splash back, extractor fan, heated towel rail, tiled floor.

First Floor

Landing

With carpeted stairs rising from the entrance hall, door to airing cupboard, access to loft space (insulated), carpeted flooring. Doors to...

Master Bedroom 3.53m x 3.53m (11'7" x 11'7")

With upvc double glazed window to front, radiator, built-in wardrobes, carpeted flooring. Door to...

En-Suite Shower Room

With obscured upvc double glazed window to front, fitted with a three piece white suite comprising; shower cubicle, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, radiator, tiled flooring.

Second Bedroom 5.59m x 2.29m (18'4" x 7'6")

Dual aspect with upvc double glazed windows to front and rear, radiator, fitted wardrobes and drawer units, carpeted flooring.

Third Bedroom 2.79m x 2.46m (9'2" x 8'1")

With upvc double glazed window to rear, fitted wardrobes and drawer unit, radiator, carpeted flooring.

Family Bathroom

Obscured upvc double glazed window to rear, fitted with a three piece white suite comprising; bath with mixer shower over, pedestal wash hand basin, low level w/c, all with chrome fittings, part tiling, radiator, vinyl flooring.

Externally

Front Garden & Parking

The open and level front garden has been laid to two tarmacadam parking spaces with a small lawn, path to front door and to gated side access to rear.

Rear Gardens

The beautiful and level rear gardens are private, laid to lawn and enclosed by stone wall and fencing, brick built shed, patio area, side access to front.

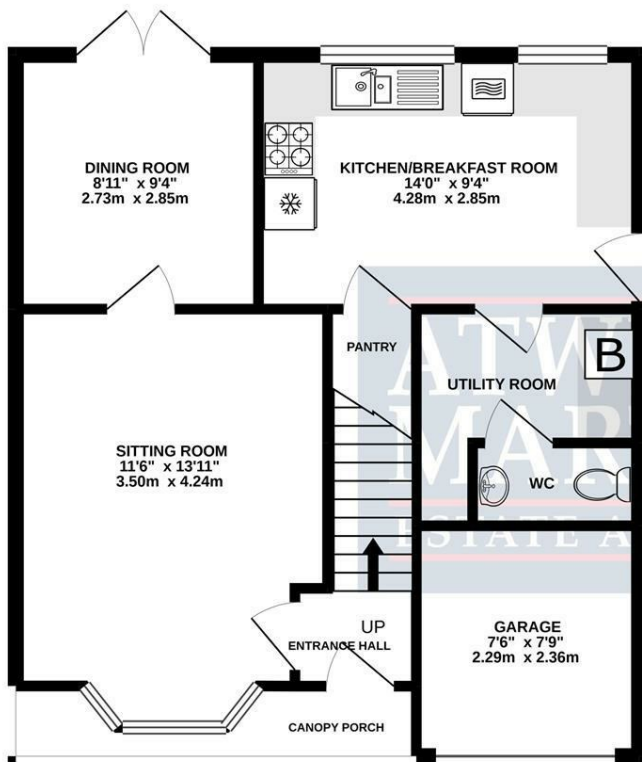
Integral Garage 2.36m x 2.29m (7'9" x 7'6")

The integral garage has been partly converted to provide the utility and cloakrooms, the remaining space is an ideal store with single up and over door to front.

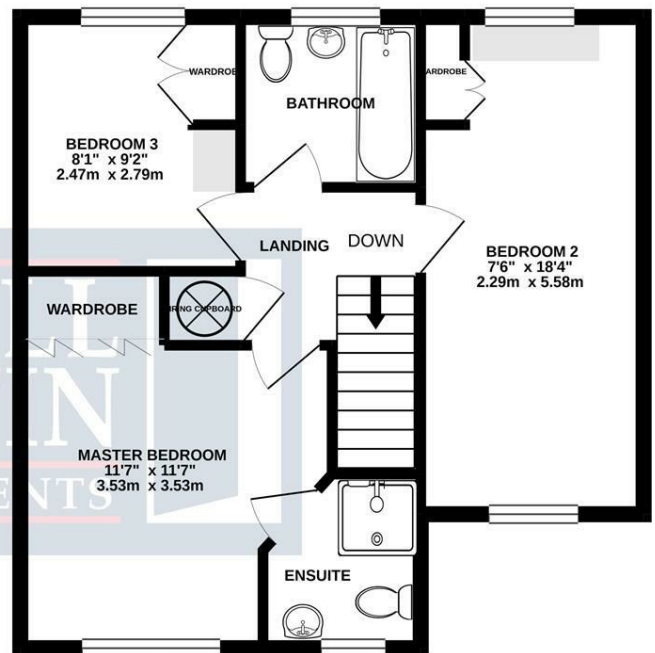




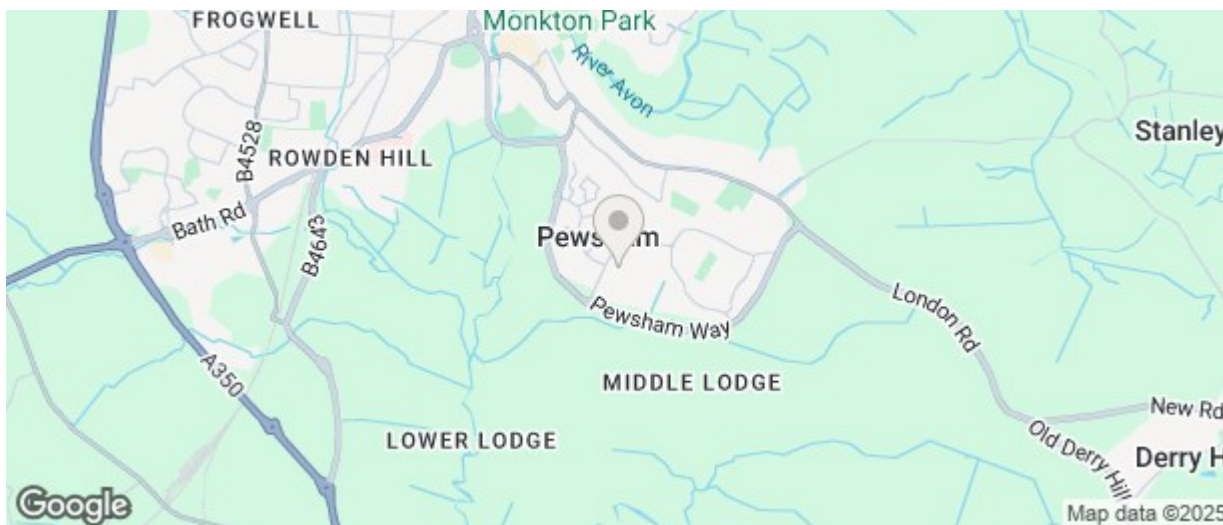
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing