



A beautifully presented four-bedroom semi-detached family home, tucked away towards the end of a popular cul-de-sac on the sought-after Pewsham development.

The property has been thoughtfully extended and offers versatile accommodation throughout. The ground floor features an entrance hall, a spacious sitting room, separate dining room, modern kitchen, and a useful utility room.

Upstairs, the landing leads to a generous primary bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms, a versatile single bedroom/study, and a family bathroom.

Outside, the home enjoys a front garden, driveway parking, an integral single garage, and a private enclosed rear garden with side access.

An internal viewing is highly recommended to fully appreciate everything this property has to offer.

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.

Property Information

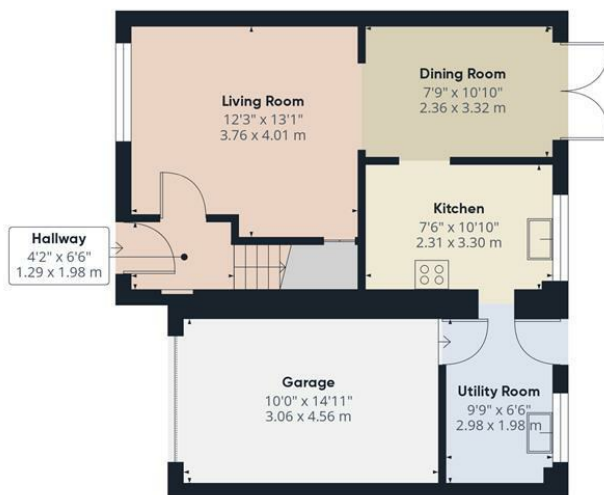
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

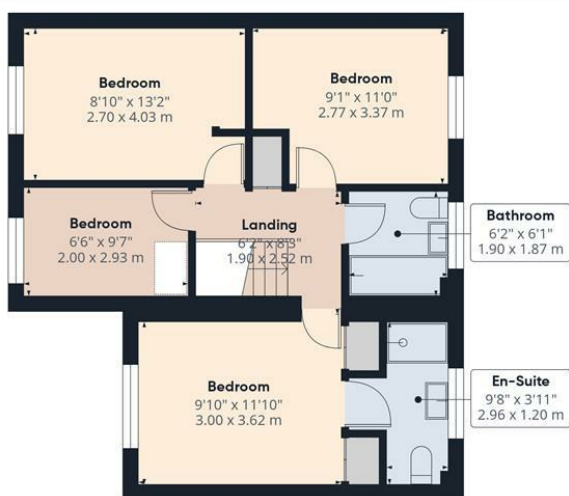
Tenure - Freehold







Ground Floor



First Floor

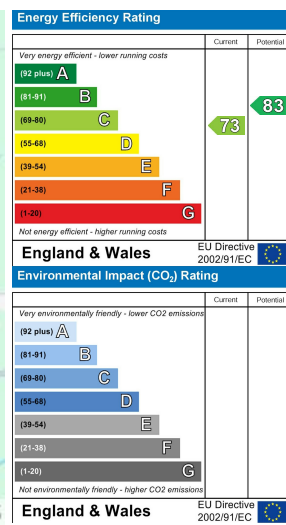


Approximate total area⁽¹⁾
1113 ft²
103.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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