







## 41 Wicks Drive, Chippenham, SN15 3FS

## £374,000

Located on the popular development of Pewsham, a four bedroom link detached house. Pewsham offers good local amenities including Doctors surgery, primary school, public house and local store. To the rear of the property there is a good size garden with lawn and raised seated area laid to stone shingle. To the front there is a driveway providing off road parking and access to the garage. The property benefits from double glazing and gas central heating.

## Porch
Front door leads into porch with further door to living room.

## Living Room 14'11" into bay x 12'08" (4.55m into bay x 3.86m)



Double glazed bay window, radiator.

## Modern Fitted Kitchen / Diner 21'01" x 12'04" narrowing to 9'04" (6.43m x 3.76m narrowing to 2.84m)



Double glazed window, quartz work tops with a range of cupboards and drawers, inset sink unit, integrated fridge/freezer and dishwasher, inset electric hob with cooker hood, fitted oven, slimline wine cooler, wall mounted gas boiler, door to conservatory, stair case to first floor, door to utility and cloakroom.





## Conservatory 10'0" x 7'04" (3.05m x 2.24m)



Double glazed conservatory, door to garden.

## Utility Room 5'03" x 4'11" (1.60m x 1.50m)
Work tops with plumbing and space for washing machine, space for tumble dryer, door to side.

## Cloakroom
W.C, hand basin, radiator.

## Landing
Doors to all bedrooms and bathroom, built in cupboard housing hot water tank, access to loft.

## Bedroom One 12'0" x 11'0" (3.66m x 3.35m)



Double glazed window, fitted wardrobe, radiator.

## En Suite
Double glazed window, tiled shower cubicle, hand basin, W.C.

## Bedroom Two 10'04" x 9'01" (3.15m x 2.77m)



Double glazed window, radiator.

## Bedroom Three 9'06" x 7'09" (2.90m x 2.36m)



Double glazed window, radiator.

## Bedroom Four 10'06" x 6'06" (3.20m x 1.98m)



Double glazed window, radiator.

## Bathroom



Double glazed window, bath with over bath shower, hand basin with vanity unit, W.C, radiator.

## Outside



## Rear



Enclosed garden laid mainly to lawn with raised seating area laid mainly to stone shingle, gated side access, tap.

## Front

Driveway providing off road parking and access to the garage.

## Garage

Up and over door, power and light.

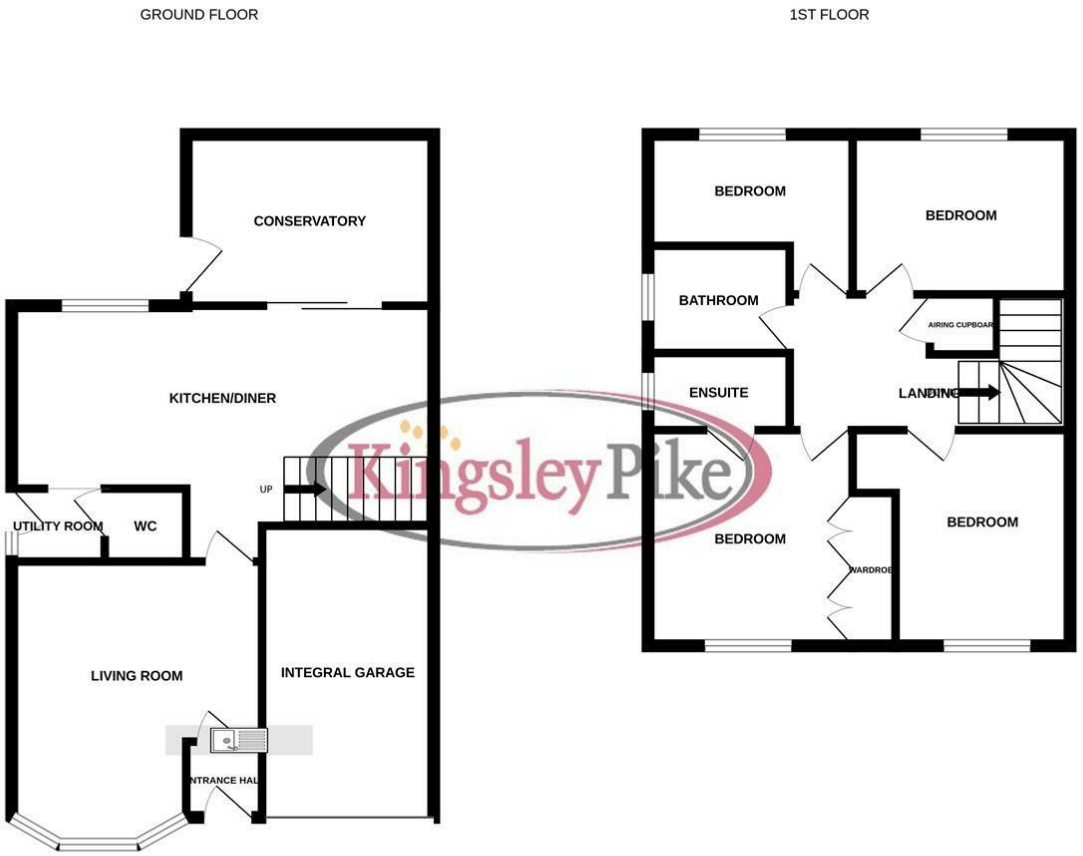
## Tenure

GOV.UK advise Freehold.

## Council Tax Band

GOV.UK advise band D.

# Floor Plan

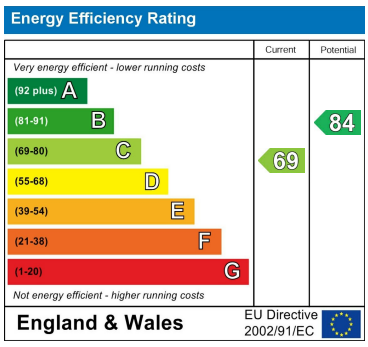


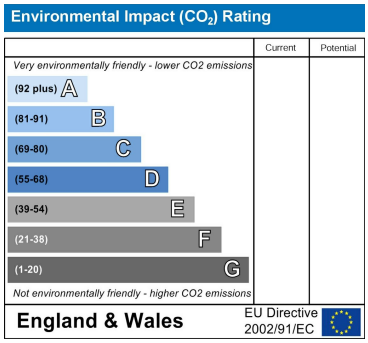

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map




# Energy Efficiency Graph




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