



6 Farmhouse Drive, Chippenham, SN15 3SX

NO ONWARD CHAIN! A modern three bedroom detached house pleasantly tucked away in a small quiet cul-de-sac on the edge of the popular Pewsham development with a rear garden enjoying a pleasant open aspect. The accommodation offers a reception hall with guest cloakroom, sitting room with open fireplace, dining room with sliding patio doors to a double glazed conservatory, a fitted kitchen and utility area. The first floor boasts a master bedroom with fitted wardrobes, second double bedroom, good size third bedroom and a bathroom. Other benefits include double glazing and gas central heating. To the front is a lawned garden and garage with driveway providing off road parking. To the rear is an enclosed garden laid mainly to lawn with patio area.

Situation

The property is 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 and nearby new Lidl supermarket. Chippenham 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. The town also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those looking to commute there is a main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is accessed via Junction 17.

Accommodation Comprising:

Canopied Porch

Obscure double glazed entrance door to:

Reception Hall

Obscure double glazed window to side. Radiator. Wood laminate flooring. Stairs to first floor with recess under. Coving. Doors to:

Cloakroom

Obscure double glazed window to front. Radiator. Pedestal wash basin with tiled splash back. Close coupled WC.

Sitting Room

Double glazed window to front. Radiator. Feature coal effect gas fire with brick surround and tiled hearth. Wood laminate flooring. Opening to:

Dining Room

Radiator. Serving hatch to Kitchen. Double glazed patio doors to:

Outside

Front Garden

Laid to lawn with shrubs and path to front door. Gated access to rear garden.

Rear Garden

Enclosed garden enjoying an open aspect to the rear and a good degree of privacy. Patio area with lawn beyond. Outside tap.

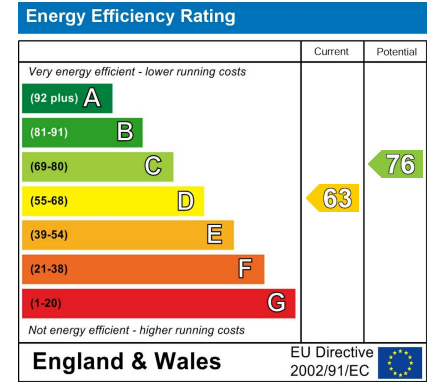
Garage & Driveway

Up and over door. Power and light. Driveway to front providing off road parking.

Directions

From the Market Place proceed out of town along The Causeway. Turn right at the roundabout and at the next roundabout turn left into Pewsham Way. At the second roundabout turn left into Canal Road, then right at the next roundabout onto Blackthorn Mews. Take the second turning on the right into Hatherell Road and Farmhouse Drive is then the second turning on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

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£355,000

Conservatory

uPVC double glazed on brick built base with French doors to side. Power points. Wood laminate flooring.

Utility Area

Double glazed window to side. Radiator. Worksurfaces with two appliance spaces under and plumbing for washing machine. Doorway to:

Kitchen

Double glazed window to rear. Obscure double glazed door to side. Range of drawer and cupboard base units and matching wall mounted cupboards. Tall cupboard. Rolled edge worksurfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Space for cooker with extractor over. Wall mounted gas fired combination boiler.

First Floor Landing

Double glazed window to side. Radiator. Deep over stairs cupboard. Access to part boarded roof space. Doors to:

Bedroom One

Double glazed window to front. Radiator. Built-in double wardrobe.

Bedroom Two

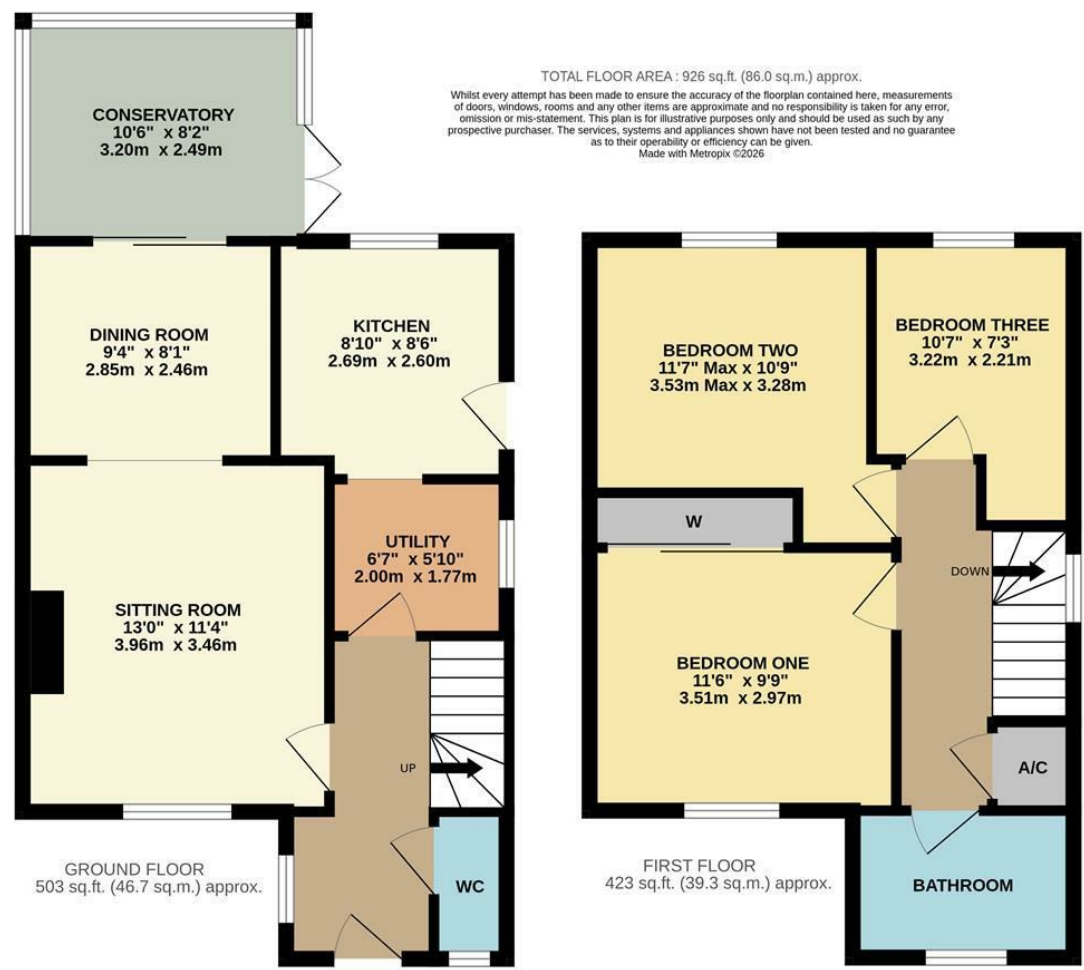
Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to front. Radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin. Close coupled WC. Tiling to principal areas.



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)