



# 3 Webbington Road, Chippenham, SN15 3GB

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£399,950

A modern well presented three bedroom detached house situated in this popular area on the Pewsham development offering easy access to a wide range of amenities. The accommodation on the ground floor offers a welcoming reception hall with refitted cloakroom, sitting room with coal effect gas fire, a separate dining room with patio doors leading to a double glazed conservatory and a modern well appointed kitchen with a range of fitted units. The first floor has a master bedroom with fitted wardrobes and an en-suite shower room, two further bedrooms and a refitted family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a driveway providing off road parking leading to an attached single garage. To the rear is a good size enclosed south west facing garden with patio area and lawn.

## Situation

The property is situated on the popular Pewsham development with its extensive range of amenities to include nursery and primary schools and a highly regarded secondary school, doctors surgery, public house, general stores, community hall etc. An adjacent pathway leads to the nearby play area and to the town centre c.½ mile and 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:

Obscure double glazed window and side panels to:

### Reception Hall

Radiator. Stairs to first floor. Luxury vinyl tiles. Coving. Doors to:

### Refitted Cloakroom

Obscure double glazed window to side. Radiator. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Luxury vinyl tiles.

### Sitting Room

Double glazed window to front. Radiator. Feature coal effect gas fire with marble inset and hearth and ornate surround. Coving. Multi glazed door to:

### Dining Room

Radiator. Luxury vinyl tile. Coving. Door to Kitchen. Double glazed sliding patio doors to:

### Conservatory

uPVC double glazed on brick built base with French doors to rear. Luxury vinyl tiles.

## Front Garden

Lawn with path to front door. Driveway providing off road parking leading to garage.

## Garage

Up and over door. Personal door to rear. Power and light. Eaves storage.

## Rear Garden

Enclosed by fence and wall. Patio area with lawn beyond. Shrub bed.

## Directions

From the town centre proceed up The Causeway and right at the first roundabout. and left at the next roundabout onto Pewsham Way. Turn left at the following roundabout into Webbington Road. Continue along this road, past the turning into Blackwellhams and the first turning into Waters Edge. The property will then be found on the right hand side at the second turning into Waters Edge.

## Kitchen

Double glazed window and door to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Space for cooker with extractor over. Space and plumbing for automatic washing machine. Space for fridge/freezer. Spotlights. Luxury vinyl tiles.

## First Floor Landing

Double glazed window to side. Access to roof space. Radiator. Doors to:

## Master Bedroom

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

## En-Suite Shower Room

Obscure double glazed window to front. Ladder radiator. Fully tiled shower area. Pedestal wash basin with tiled splashbacks. Close coupled WC. Tiled flooring.

## Bedroom Two

Double glazed window to rear. Radiator. Built-in wardrobe.

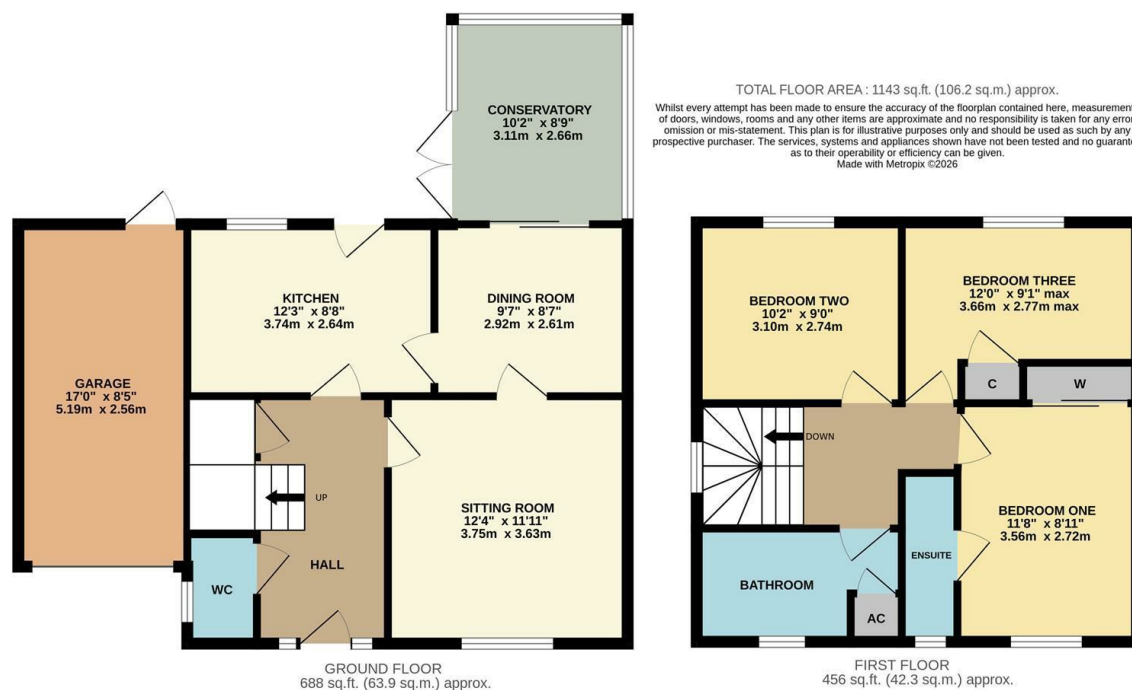
## Bedroom Three

Double glazed window to rear. Radiator.

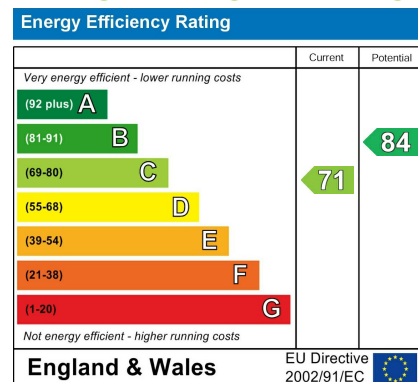
## Refitted Bathroom

Obscure double glazed window to front. Ladder radiator. 'P'-shaped bath with chrome mixer tap and separate shower over. Shower screen. Vanity wash basin with mixer tap. Close coupled WC. Tiling to principal areas. Tiled floor. Cupboard. Spotlights. Extractor.

## Outside



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

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)