



41 Sheppard Close, Chippenham, SN15 3FD

A much improved and beautifully presented four bedroom detached house situated on the sought after Pewsham development offering easy access to a wide range of amenities. The ground floor accommodation offers a reception hall, sitting room with double doors to a separate dining, a modern double glazed conservatory/garden and well appointed kitchen with a range of fitted units, built-in oven and hob and useful utility cupboard. The first floor boasts a master bedroom with built-in wardrobes and a refitted en-suite shower room, three further bedrooms all with built-in wardrobes and a refitted family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a block paved driveway providing off road parking leading to an attached garage with electric up and over door. To the rear is a good size enclosed south facing rear garden with patio area and lawn beyond.

Situation
The property is situated on the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary schools, doctors surgery, public house, general stores, community hall and nearby new Lidl supermarket. The town centre is c.½ mile and the 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.

Canopied Porch
uPVC double glazed entrance door to:

Reception Hall
Double glazed window to side. Stairs to first floor with cupboard under. Radiator. Doors to:

Cloakroom
Obscure double glazed window to front. Radiator. Vanity wash basin with chrome mixer tap and tiled splash back. Close coupled WC with concealed cistern.

Sitting Room
uPVC double glazed bay window to front. Radiator. Double doors to:

Dining Room
Radiator. uPVC double glazed door to:

Conservatory
Double glazed windows to side and rear with perfect fit blinds. Electric heater. Wood laminate flooring. Two wall light points. Ceiling light. Door to garden.

Kitchen
uPVC double glazed window to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge worksurfaces with matching upstands and tiled splashbacks. Inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in Bosch stainless steel gas hob and electric oven with stainless steel extractor over. Integrated fridge. Door to garage. Double doors to Utility Cupboard.

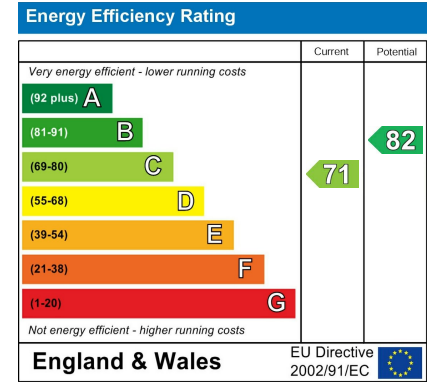
Front Garden
Block paved driveway providing off road parking. Shingled area with shrubs to front. Gated side access.

Attached Garage
Electric up and over door. Door to rear garden. Power and light. Wall mounted Vaillant gas fired boiler replaced in 2023. Eaves storage.

Rear Garden
South facing garden. Enclosed by fencing with gated side access. Patio area with lawn and well stocked flower and shrub borders. Rockery.

Directions
From the town centre proceed along The Causeway and turn right at the roundabout. At the next roundabout turn left onto Pewsham Way, then left at the next roundabout into Webbington Road. At the junction turn left onto Canal Road then second right into Brewer Mead. Take the first left into Sheppard Close.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

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£410,000

Utility Cupboard
Worksurface. Shelving. Space and plumbing for washing machine and space for tumble drier. Extractor.

First Floor Landing
uPVC double glazed window to side. Access to part boarded roof space with light. Airing cupboard housing hot water tank and pump for both showers. Doors to:

Master Bedroom
uPVC double glazed window to front. Radiator. Built-in mirror fronted wardrobes. Door to:

Refitted En-Suite Shower
Obscure double glazed window to side. Chrome ladder radiator. Fully tiled shower cubicle. Vanity wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Tiled floor. Spotlights. Extractor. Shaver point.

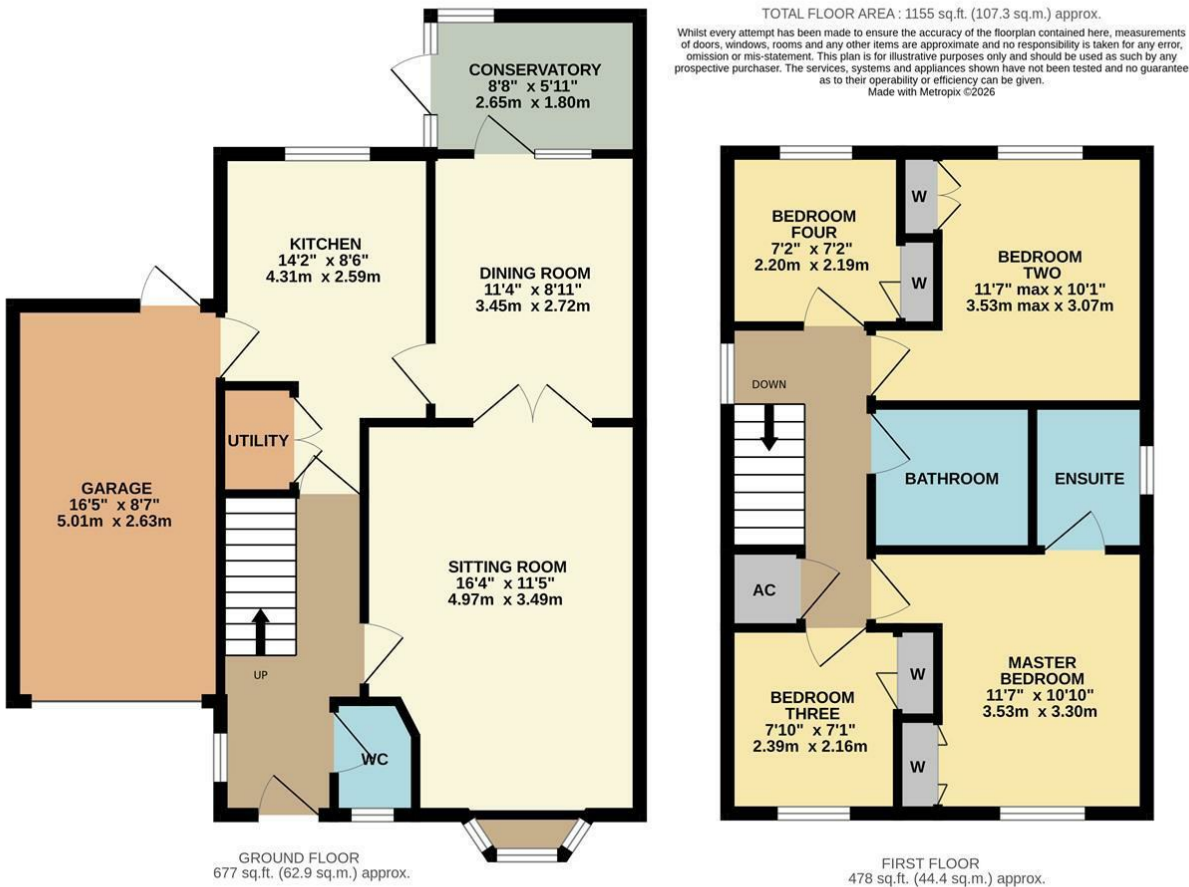
Bedroom Two
uPVC double glazed window to rear. Radiator. Built-in double wardrobe.

Bedroom Three
uPVC double glazed window to front. Radiator. Built-in double wardrobe.

Bedroom Four
7'1" x 7'0"
uPVC double glazed window to rear. Radiator. Built-in double wardrobe.

Refitted Bathroom
Contemporary style ladder radiator. Panelled bath with chrome mixer tap, shower over and screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiled floor. Wall mounted cupboard. Spotlights. Extractor.

Outside



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)