



📍 1 Rooks Nest Close, Pewsham, Chippenham, SN15 3GT

🔗 Offers In Excess Of £300,000

An attractive and well-presented three-bedroom semi-detached family home, occupying a quiet cul-de-sac position on the highly popular Pewsham development, within easy reach of local amenities.

- Beautifully Presented Throughout
- Three Bedroom Semi-Detached Family Home
- Quiet Cul-De-Sac Location
- Popular Pewsham Development
- Convenient Access to Local & Town Centre Amenities
- Principal Bedroom with En-Suite Shower Room
- Contemporary Family Bathroom
- Private Rear Garden with Patio and Lawn
- Driveway Parking for Multiple Vehicles
- Easy Access to Town Centre & Mainline Train Station

🏠 Freehold

🏠 EPC Rating C



A beautifully presented and well-located three-bedroom semi-detached family home, situated in a quiet cul-de-sac on the popular Pewsham development, conveniently close to local amenities.

The ground floor comprises an entrance hall, cloakroom, a comfortable sitting room, and a modern fitted kitchen/breakfast room with French doors opening onto the rear patio, ideal for relaxing or entertaining.

To the first floor are three bedrooms, including two doubles with built-in wardrobes. The principal bedroom benefits from an en-suite shower room, alongside a further single bedroom and a contemporary family bathroom.

Externally, the property enjoys a private and well-proportioned rear garden with a patio seating area and lawn, while to the front there is driveway parking for multiple vehicles.

The town centre and mainline train station are a short drive away and can also be easily reached on foot.

Situation

The Pewsham development is to the south east of Chippenham town centre. Pewsham itself has an excellent range of local amenities to include shopping parade with take away and convenience store plus a chemist. In addition there is a surgery, public house, primary school and secondary school. The town centre of Chippenham offers a range of amenities to include High Street retailers and in addition there are supermarkets and retail parks within the town. There are a wide range of primary schools and secondary schools plus there is a regular main line rail service from Chippenham to London (Paddington) and the west country. The M4 motorway is accessible via Junction 17 to the north of the town and offers access to the regional centres of Bristol, Bath and Swindon.

Property Information

Council Tax Band; C

Freehold

Mains Services

Gas Fired Central Heating

EPC Rating: C



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 of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

The logo for Strakers, featuring the word "strakers" in a lowercase, serif font. The letter 's' is stylized with a decorative flourish that loops around the top of the letter.

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