



Nestled in the sought-after Pewsham development of Chippenham, this modern four-bedroom detached house offers a perfect blend of comfort and style. Upon entering, the hallway leads to a spacious lounge that invites relaxation, complemented by access to a dining room ideal for entertaining guests. The heart of the home is the well-appointed kitchen dining area, which provides a delightful space for family meals and gatherings.

The property boasts four generously sized bedrooms, with the master bedroom featuring an en suite for added convenience and privacy. A well-maintained family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

Outside, the property is surrounded by well kept front and rear gardens, providing outdoor space for leisure and play. Additionally, the house includes a garage and parking, making it practical for families or those with multiple vehicles.

With gas central heating and UPVC double glazing throughout, this home is not only stylish but also efficient, ensuring comfort all year round. This property is an excellent opportunity for those seeking a family home in a vibrant community, close to local amenities and transport links. Don't miss the chance to make this delightful house your new home.

## Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

## Situation - Pewsham

The property is most conveniently located on the popular Pewsham development to the South East of the town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school and public house. There is a shopping parade with convenience store, chemist and takeaway. Chippenham itself 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.

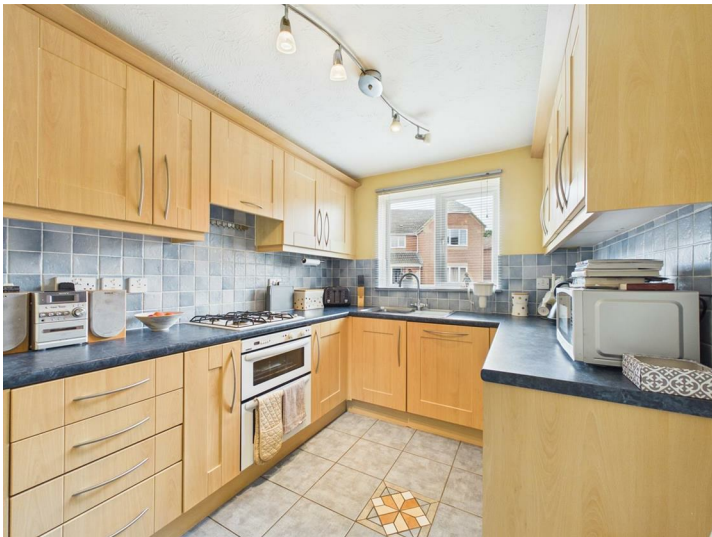
For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

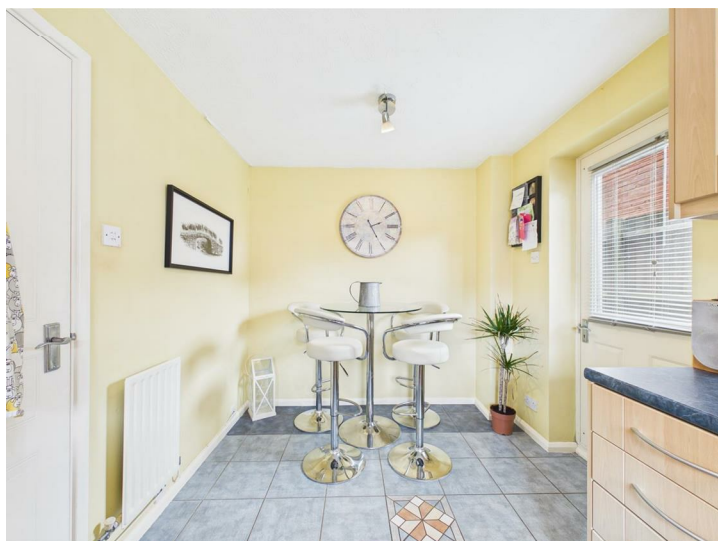
## Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

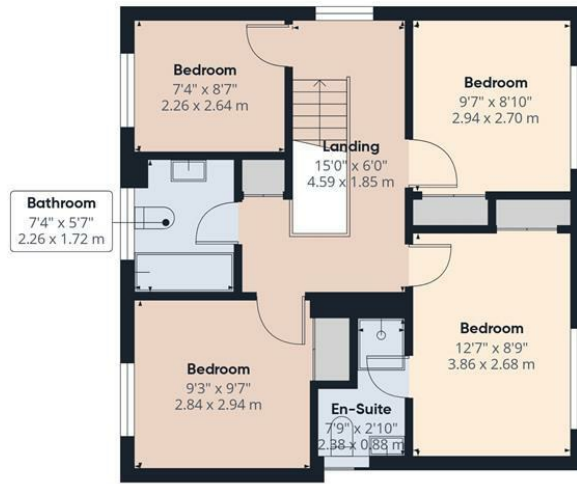
Tenure - Freehold







Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**

1148 ft<sup>2</sup>  
106.5 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

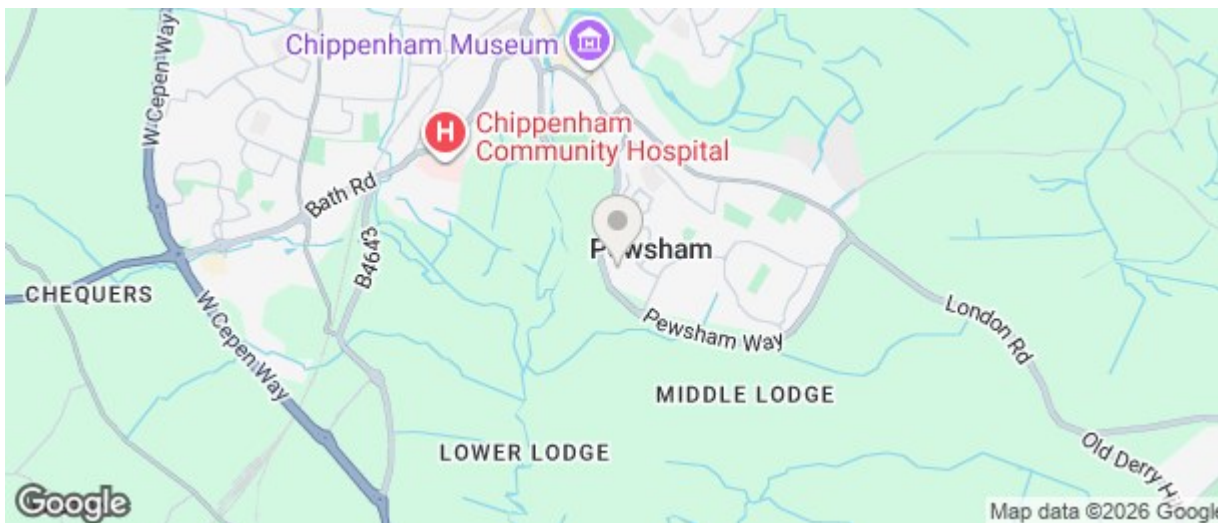
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing