



# 47 Christopher Drive, Chippenham, SN15 3UT

GOODMAN WARREN BECK

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£299,950

A much improved and well presented three bedroom semi detached house ideally situated in a cul-de-sac on the popular Pewsham development offering easy access to a wide range of amenities. The ground floor accommodation offers an entrance, sitting room opening through to the dining with French doors to the garden which in turn opens into a modern refitted kitchen with built-in oven and hob. The first floor then has two double bedrooms, third bedroom and a refitted shower room. Other benefits include uPVC double glazing and gas central heating. The property has a generous frontage with driveway parking and a gravelled area providing two further parking spaces. The gardens then extend to the side and rear with the side gravelled area having a large shed and the rear garden has a patio area and lawn.

## Situation

The property is situated on the Pewsham development within walking distance of the town centre and its many amenities. The development boasts local shops, a doctors surgery, junior school, public house and community centre. Chippenham mainline rail station is close by, as well as M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol.

## Accommodation Comprises

### Canopied Porch

Double glazed entrance door to:

### Entrance Hall

Double glazed window to side. Radiator. Stairs to first floor. Dado rail. Door to:

### Sitting Room

Double glazed window to front. Radiator. Understairs storage cupboard. Coving. Wooden laminate flooring. Doorway through to:

### Dining Room

Double glazed French doors to rear. Radiator. Coving. Dado rail. Wooden laminate flooring. Opening to:

### Refitted Kitchen

Double glazed window to rear. Double glazed door to rear garden. Range of drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in electric oven and hob with splashback and stainless steel extractor over. Space and plumbing for washing machine. Space for fridge/freezer and tumble drier. Wall mounted gas fired combination boiler. Wood laminate flooring.

## Landing

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

### Bedroom One

Double glazed window to front. Radiator. Coving.

### Bedroom Two

Double glazed window to rear. Radiator. Coving.

### Bedroom Three

Double glazed window to front. Radiator. Stair bulkhead.

### Refitted Shower Room

Obscure double glazed window to rear. Ladder radiator. Corner shower cubicle. Vanity wash basin with chrome mixer tap, tiled splashback and drawer under. Close coupled WC. Coving.

## Outside

### Front Garden

Generous frontage with tarmac driveway providing off road parking and remainder laid to gravel providing further off road parking with path to front door. Gated side access to garden.

### Side Garden

Gravelled area with path, large shed and outside tap.

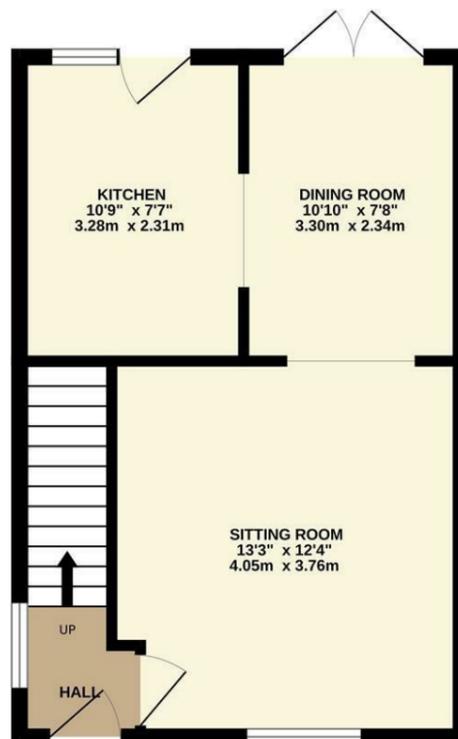
### Rear Garden

Fully enclosed by wooden fencing. Patio area with lawn beyond and shrubs.

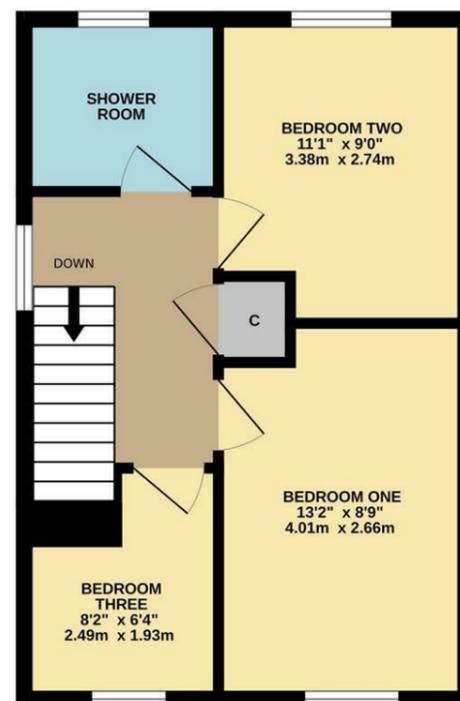
## Directions

From the town centre proceed up The Causeway then right at the roundabout. At the next roundabout turn left onto Pewsham Way then at the third roundabout take a left into King Henry Drive. Take the second right into Christopher Drive.

GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.

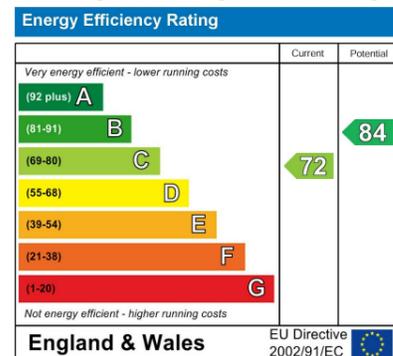


FIRST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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