



20 Hatherell Road
Chippenham, SN15 3ST

GOODMAN WARREN BECK

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An extended three bedroom detached house ideally situated in a quiet-cul-de-sac on the popular Pewsham development with easy access to a wide range of amenities. The ground floor accommodation offers a reception hall with guest cloakroom, sitting room and a modern well appointed kitchen/dining room opening through into a good size family room/conservatory with French doors to the garden. The first floor has two double bedrooms, a good size third bedroom and a spacious refitted family bathroom with a bath and separate shower. Other benefits include double glazing and gas central. Externally there is a driveway providing off road parking leading to the garage and the front has been block paved to provide further parking. To the rear is an enclosed west facing garden with decking, artificial lawn and a large paved seating area.

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£389,950

SITUATION

The property is ideally situated in a cul-de-sac within this sought after area of the Pewsham development with its extensive range of amenities to include nursery school, junior school and near by highly regarded secondary school, doctors surgery, public house, vets, general stores, community hall etc. 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.

ACCOMMODATION COMPRISING:

Door to:

RECEPTION HALL

Leaded double glazed window to side. Contemporary style radiator. Tiled floor. Spotlights. Stairs to first floor with cupboard under. Doors to:

CLOAKROOM

Obscure leaded double glazed window to front. Chrome ladder radiator. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Fully tiled walls. Tiled floor.

SITTING ROOM

Leaded double glazed window to front. Radiator. Oak flooring.

KITCHEN/DINING ROOM

Double glazed window to side. Stainless steel radiator. Fitted with a range of wall and base units comprising of cupboards and drawers. Worksurfaces with matching upstands. Tiled floor. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for tumble drier. Stable door to side. Space for range cooker with extractor over. Opening through to:

FAMILY ROOM/CONSERVATORY

Double glazed French doors to rear. Tiled floor with underfloor heating. Contemporary style radiator.

FIRST FLOOR LANDING

Leaded double glazed window to side. Access to loft space with loft ladder, part boarded with lighting. Inset spotlights. Doors to:

BEDROOM ONE

Leaded double glazed window to front. Radiator. Built-in wardrobes. Dado rail.

BEDROOM TWO

Double glazed window to rear. Radiator. Coving.

BEDROOM THREE

Double glazed window to rear. Radiator. Coving. Spotlights.

BATHROOM

Obscure leaded double glazed window to front. Ladder radiator. Panelled bath with chrome mixer tap, shower attachment and tiling to principal areas. Separate fully tiled shower cubicle. Vanity wash basin with chrome mixer tap, cupboard under and tiled splash back. Close coupled WC with concealed cistern. Spotlights. Tiled floor.

OUTSIDE

FRONT GARDEN

Blocked paved. Gated access to rear. Driveway providing off road parking.

REAR GARDEN

Enclosed by fencing with gated side access. Decking seating area with artificial lawn beyond. Further paved seating area.

GARAGE

Up and over door. Power and light.

DIRECTIONS

From the Market Place proceed out of town along The Causeway. Turn right at the roundabout and at the next roundabout turn left into Pewsham Way. At the second roundabout turn left into Canal Road, then right at the next roundabout onto Blackthorn

Mews. Take the second turning on the right into Hatherell Road and the property will be found on the right hand side.

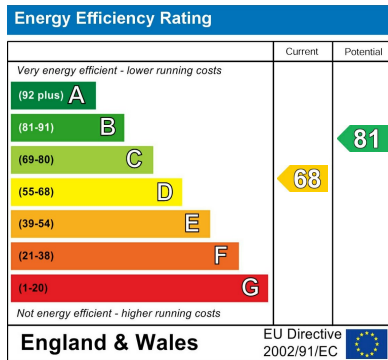


TOTAL FLOOR AREA: 949 sq.ft. (88.1 sq.m.) approx.

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: D

Tenure: Freehold

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