

16 Fitzwarren Close, Chippenham, SN15 3UF

GOODMAN WARREN BECK

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£285,000

NO ONWARD CHAIN! A modern three bedroom semi detached house ideally situated at the end of 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 hall, sitting room with a feature fireplace, dining room with French doors to the garden and a kitchen with a range of fitted units. The first floor then has two double bedrooms, a third single bedroom with built-in cupboard and a shower room with extra wide shower cubicle. Other benefits include uPVC double glazing and gas central heating. There is a driveway to the side providing off road parking leading to the detached single garage. To the rear is an enclosed garden enjoying a good degree of privacy.

Situation

The property is situated in a favoured cul-de-sac 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 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.

Accommodation Comprising:

Canopied Porch

uPVC double glazed entrance door to:

Sitting Room

Double glazed window to front. Radiator. Feature electric fireplace with stone surround and hearth. Understairs cupboard. Archway to:

Dining Room

Double glazed French doors to rear. Radiator. Door to:

Kitchen

Double glazed window to side. Double glazed door and window to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Space for cooker and fridge/freezer. Space and plumbing for washing machine. Spotlights. Wall mounted gas fired boiler for central heating and hot water.

First Floor Landing

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

Bedroom One

Double glazed window to front. Radiator.

Bedroom Two

Double glazed window to rear. Radiator. Cupboard housing hot water tank and immersion heater.

Bedroom Three

Double glazed window to front. Radiator. Deep overstairs cupboard.

Shower Room

Obscure double glazed window to rear. Radiator. Extra wide fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Shaver point.

Outside

Front Garden

'Rockery' style garden with path to front door. Gated side access to rear garden.

Rear Garden

Enclosed rear garden with gated side access. Paved with shrub border.

Parking

Driveway providing off road parking leading to garage.

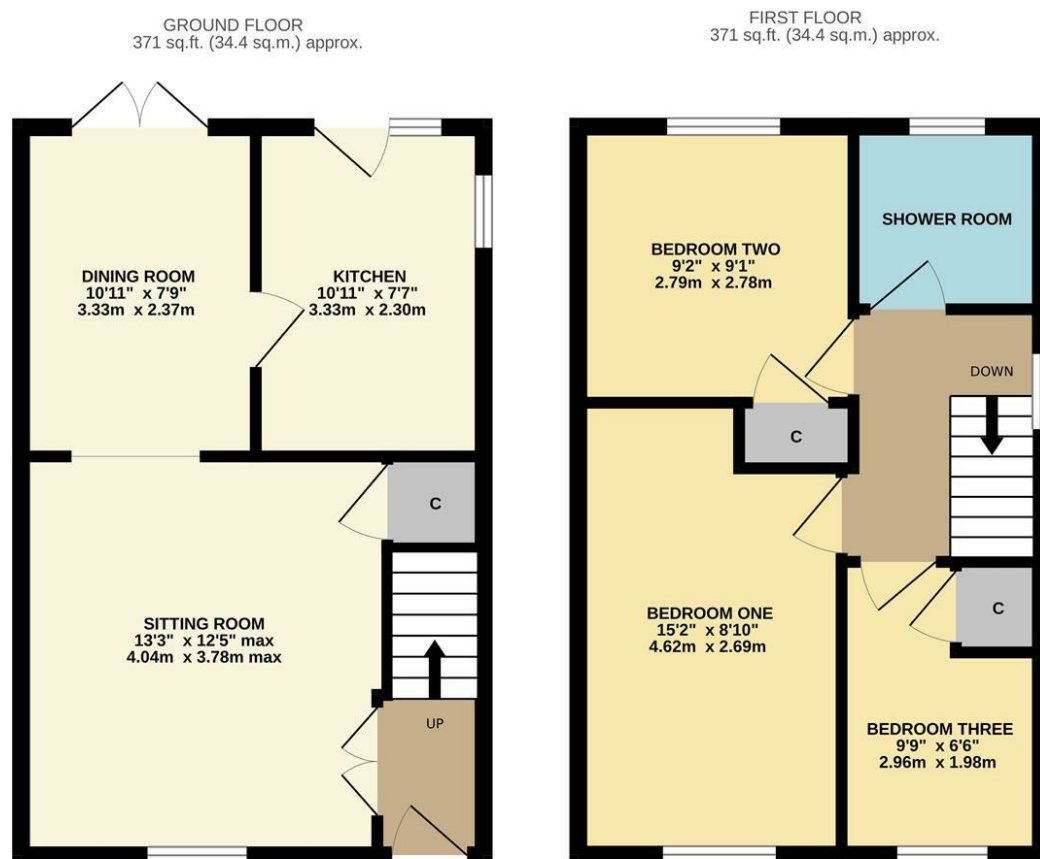
Detached Garage

18'1" x 9'1"

Up and over door. Window to side. Power and Light. Eaves Storage.

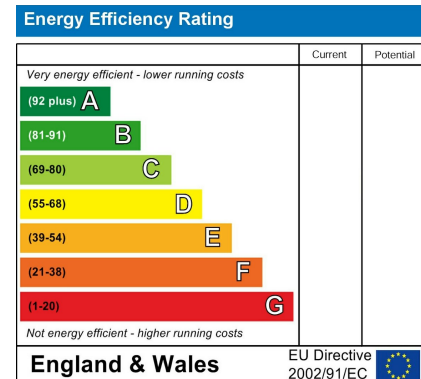
Directions

From our office proceed up The Causeway over the roundabout into London Road. On the outskirts of the town turn right at the roundabout into Pewsham Way and take the first right into Lodge Road. Take the second left into Pembroke Road and follow the road turning right into Fitzwarren Close. The property will then be found at the end of the cul-de-sac.



TOTAL FLOOR AREA: 741 sq.ft. (68.9 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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