

# 10 Holland Close, Chippenham, SN15 3TR

GOODMAN WARREN BECK

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£300,000

**NO ONWARD CHAIN.** A well presented three bedroom semi detached property in the popular development Pewsham offering easy access to a wide range of amenities. The accommodation on the ground floor offers a welcoming reception hall, a separate dining area with sliding doors leading to a double glazed conservatory and a modern well appointed kitchen with a range of fitted units. The first floor has a master bedroom, two further bedrooms and a family bathroom. To the front is a driveway providing off road parking. To the rear is an enclosed garden with patio area and lawn.

## Situation

The Pewsham development is situated on the eastern side of the town and benefits from numerous amenities to include a nursery and junior schools, doctors surgery, vets, public house, community centre, general stores etc. The town centre is c.1 mile with its wide range of services and mainline rail station. M4 J.17 is c.4 miles north providing swift access to Swindon, Bristol, Bath etc.

## Canopied Porch

Double glazed door to:

## Entrance Hall

Radiator. Staircase to first floor. Obscure glazed door to:

## Sitting Room

Double Glazed window to front. Radiator. Understairs storage cupboard. Engineered wood flooring. Large opening to

## Dining Room

Double glazed sliding patio door to conservatory. Radiator. Engineered flooring. Opening to

## Kitchen

Double glazed window to front and rear. Fitted units comprising stainless steel single drainer sink unit with cupboard base unit under. Wooden worksurfaces with drawer and cupboard base units under. Wall mounted cupboards. Tiled splashbacks. Integrated dishwasher. Space for washing machine. Integrated electric hob and oven with stainless extractor over. Breakfast bar area with extra fitted cupboards and space for freestanding washing machine. Radiator. Double glazed door to rear garden.

## First Floor Landing

Access to roof space, partially boarded with light and loft ladder.

## Bedroom One

Double glazed window to front. Fitted wardrobe, Radiator.

## Bedroom Two

Double glazed window to rear. Radiator. Cupboard housing combination boiler.

## Bedroom Three

Double glazed window to front. Over stair storage cupboard. Radiator.

## Bathroom

Obscured double glazed window to rear. Panelled bath with shower over. Pedestal wash basin with storage cupboard under. Close coupled WC. Radiator. Tiled to principal areas. Towel radiator. Tiled flooring.

## Conservatory

Floor to ceiling double glazed windows with doors to garden.

## Outside

## Front Garden

Driveway and graveled area for parking with pathway to front door.

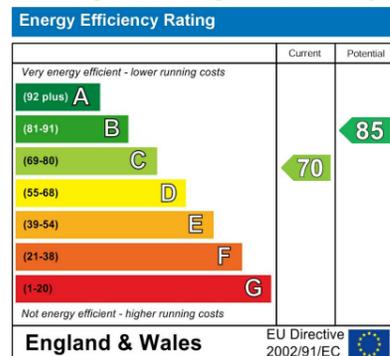
## Rear Garden

Enclosed garden offering a good degree of privacy. Laid to lawn with gravel and patio. Garden Shed.

## Directions

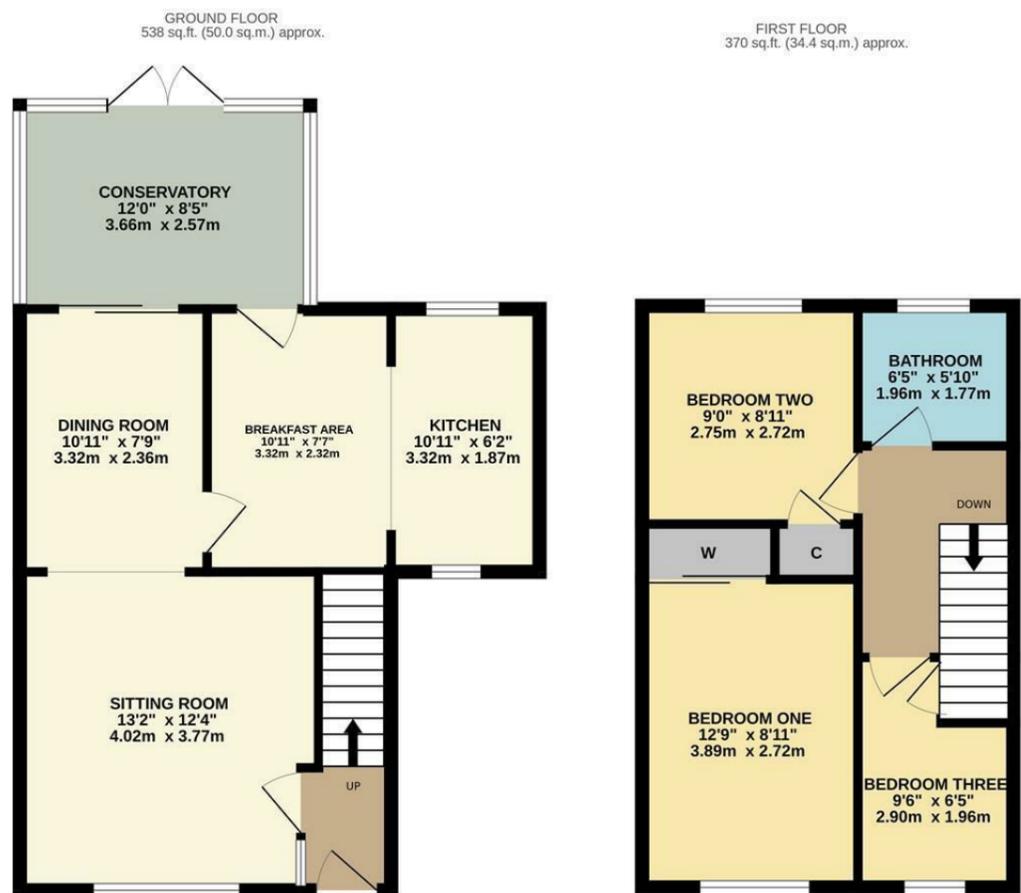
From the Market Place proceed along The Causeway and at the roundabout continue straight over on to London Road. At the next roundabout turn right onto Pewsham Way then first right into Lodge Road. Left into Monks Way and Holland Close is the second turning on the left.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 908 sq.ft. (84.3 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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