



19 Tavinor Drive, Chippenham, SN15 3FT

A loving maintained and immaculately presented large four bedroom detached house situated towards the end of a sought after cul-de-sac on the popular Pewsham development with the added benefit of a detached double garage and generous private south facing rear garden. The ground floor accommodation offers a spacious and welcoming reception hall with guest cloakroom, a good size dual aspect sitting room with feature fireplace and patio doors to the garden, a family room, large kitchen/dining room with a range of fitted units and range cooker and useful separate utility room. The first floor boasts a master bedroom with built-in wardrobes and an en-suite shower room, three further good sized bedrooms, two of which have built-in double wardrobes and a family bathroom. Other benefits include double glazing and gas central heating. To the front is an area of garden with mature hedgerow and a double width driveway providing ample off road parking leading to the detached double garage. To the rear is a delightful mature south garden enjoying a great degree of privacy with lawn and full width patio with a pergola over.

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 new 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:

Obscure double glazed entrance door to:

Reception Hall

Stairs to first floor. Radiator. Coving. Doors to:

Cloakroom

Obscure double glazed window to side. Radiator. Wall hung wash basin with chrome mixer tap and tiled splashback. Close coupled WC.

Sitting Room

Double glazed window to front. Double glazed sliding patio doors to rear. Feature coal effect gas fire with stone surround and hearth (currently disconnected). Two radiators. Coving.

Kitchen/Dining Room

Double glazed window to side and rear. Two radiators. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Granite worksurfaces with tiled splashbacks and twin stainless steel circular sink unit with chrome mixer tap. Range cooker with extractor over. Integrated dishwasher. Coving. Spotlights to Kitchen Area. Door to Utility Room. Door to:

mixer tap and shower over. Vanity wash basin with chrome mixer tap and drawers and cupboards under. Close coupled WC. Tiling to principal areas.

Outside

Front Garden

Mature hedgerow providing screening and path to front door. Driveway to side providing ample off road parking leading to double garage. Gated side access to rear garden.

Detached Double Garage

Twin up and over doors. Power and light. Eaves storage. Personal door to side.

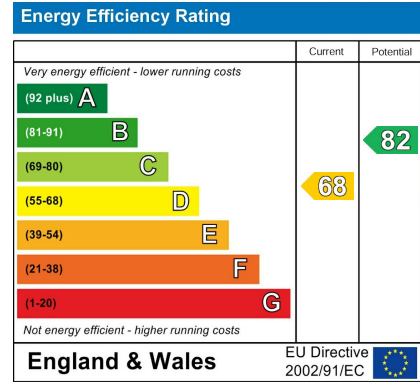
Rear Garden

Lovely mature and well established south facing garden enjoying a great degree of privacy. Enclosed by fencing and screened by a range of mature trees and shrubs. Full width patio with pergola over. Laid to lawn beyond and well stocked borders. Area of vegetable garden with raised beds and fruit cage.

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 take the first left into Webbington Road. Take the first left into Tavinor Drive.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

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Price Guide £525,000

Family Room

Double glazed window to front. Radiator. Coving.

Utility Room

Double glazed door to rear. Radiator. Cupboard base unit. Tall cupboard. Granite worksurfaces with tiled splashbacks and inset stainless steel circular sink unit with chrome mixer tap. Understairs recess for tumble drier. Space and plumbing for washing machine. Wall mounted gas fired boiler for central heating and hot water.

First Floor Landing

Access to roof space. Cupboard housing water tank. Doors to:

Master Bedroom

Double glazed window to rear. Radiator. Built-in double wardrobe. Door to:

En-Suite Shower

Obscure double glazed window to rear. Chrome ladder radiator. Extra wide walk-in shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls.

Bedroom Two

Double glazed window to front. Radiator. Built-in double wardrobe.

Bedroom Three

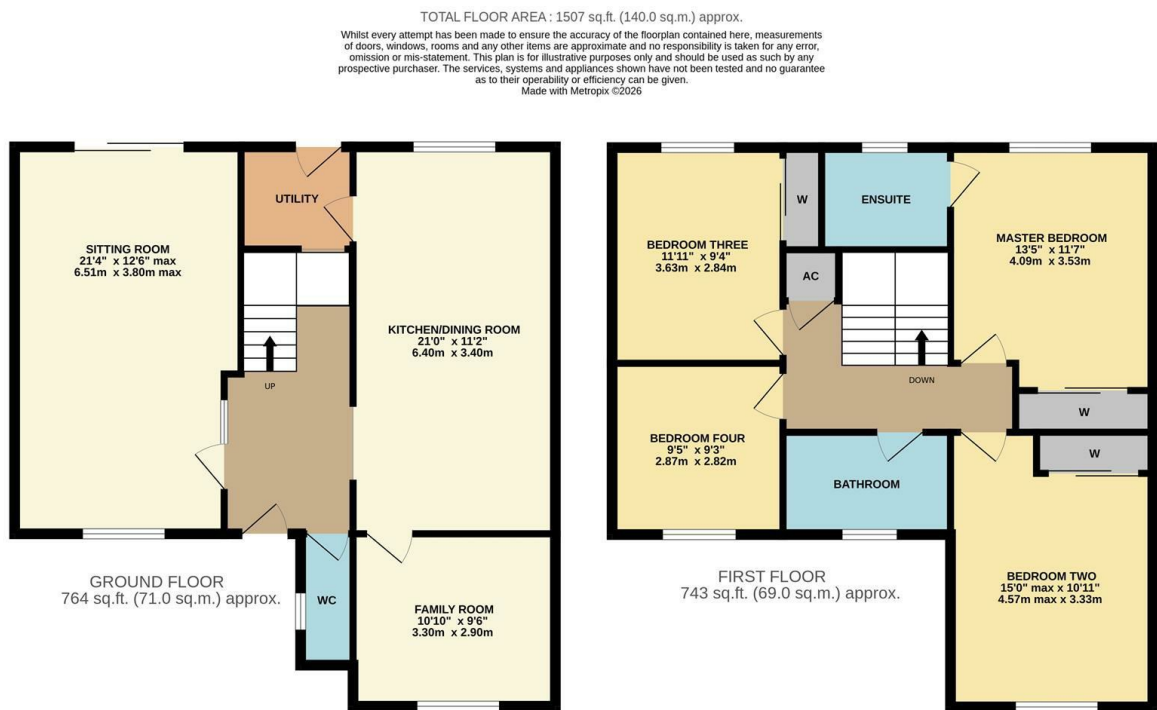
Double glazed window to rear. Radiator. Built-in double wardrobe.

Bedroom Four

Double glazed window to front. Radiator.

Bathroom

Obscure double glazed window to front. Chrome towel rail. Panelled bath with chrome



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)