



22 Anglesey Mead
Chippenham

GOODMAN WARREN BECK

22 Anglesey Mead, Chippenham SN15 3UB

A spacious four bedroom detached house situated in a sought after quiet cul-de-sac on the popular Pewsham development offering easy access to a wide range of amenities. The accommodation on the ground floor offers a reception hall, cloakroom, sitting room with bay window and feature fireplace, separate dining room, uPVC double glazed conservatory, kitchen with breakfast area and a range of fitted units and useful utility room (part conversion of garage but easily reinstated). The first floor boasts master bedroom with large en-suite, two further double bedrooms both with built-in wardrobes, fourth bedroom and family bathroom. The property further benefits from double glazing, gas central heating. To the front is a block paved driveway providing parking for several cars and to the rear is a delightful mature garden enjoying a good degree of privacy.

GOODMAN WARREN BECK

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£480,000

SITUATION

The property is situated in a favoured cul-de-sac on the popular Pewsham development with its extensive range of amenities including nursery, primary and nearby secondary school, doctors surgery, public house, general stores, community hall and nearby Lidl supermarket. Chippenham has a wide range of amenities including High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those looking to commute there is a main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is accessed via Junction 17.

ACCOMMODATION COMPRISES

CANOPIED PORCH

Outside light. Part obscure composite glazed door with obscure double glazed side panel into:

RECEPTION HALL

Stairs to first floor. Under stairs cupboard. Radiator. Wood laminate flooring. Doors to:

CLOAKROOM

Obscure uPVC double glazed window to front. Corner wall hung wash hand basin with tiled splash back. Close coupled WC. Ceramic tiled floor. Radiator.

SITTING ROOM

uPVC double glazed bay window to front. 'Minster' style fireplace with coal effect living flame gas fire. Television point. Coving. Two Radiators. Double sliding doors to:

DINING ROOM

Coving. Radiator. French doors to:

CONSERVATORY

uPVC double glazed on brick built and French doors to the garden. Glass roof. Radiator.

KITCHEN/BREAKFAST ROOM

Obscure uPVC double glazed door to side. UPVC double glazed window to rear. UPVC double glazed bay window to rear. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with swan neck style chrome mixer tap. Built-in gas hob and eye level electric double oven. Space and plumbing for dishwasher. Tiled floor. Two radiators. Door to:

UTILITY ROOM

Formerly part of the integral garage and easily re-instated. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with single bowl single drainer stainless steel sink unit. Space and plumbing for washing machine, fridge freezer and space for tumble dryer. Wall mounted gas fired boiler. Sliding doors through to remaining garage/storage area.

FIRST FLOOR LANDING

Access to loft space. Airing cupboard. Doors to:

MASTER BEDROOM

uPVC double glazed window to the rear. Radiator. Coving. Door to:

EN-SUITE BATHROOM

Obscure uPVC double glazed window to front. Two heated ladder style radiators. Corner bath. Separate shower cubicle. Pedestal wash basin. Close coupled WC. Fully tiled walls. Extractor fan. Shaver point/light.

BEDROOM TWO

uPVC double glazed window to the rear. Radiator. Full width fitted wardrobes.

BEDROOM THREE

uPVC double glazed window to the front. Radiator. Built-in double wardrobe.

BEDROOM FOUR

uPVC double glazed window to front. Radiator.

FAMILY BATHROOM

Obscure uPVC double glazed window to rear. Ladder radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin. Close coupled WC. Fully tiled walls. Shaver point.

OUTSIDE

FRONT GARDEN

Brick paved driveway providing ample parking for several vehicles, gravelled area with ornamental tree. Gated side access to rear garden.

REAR GARDEN

Fully enclosed and enjoying a good degree of privacy. Mature landscaped garden laid to lawn with several patio areas and mature trees and shrubs.

INTEGRAL GARAGE/STORE

Up and over door. The garage has been part converted to provide a utility room but could be easily reinstated.

DIRECTIONS

From the Market Place proceed out of town along The Causeway then over the roundabout onto London Road. Continue past the cemetery and turn right at the roundabout onto Pewsham Way. Take the first right into Lodge Road and then first left into Monks Way. Take the second right into Provis Mead and Anglesey Mead can be found on the left hand side.

ENERGY PERFORMANCE GRAPHS

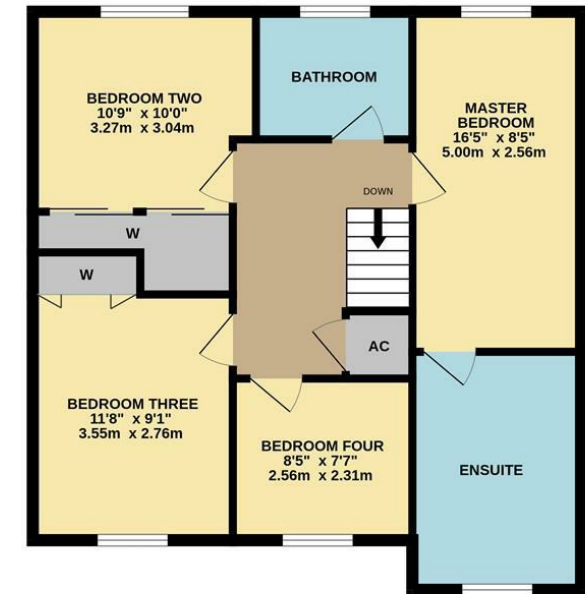
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band: E

Tenure: Freehold



TOTAL FLOOR AREA : 1596 sq.ft. (148.3 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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