



**22 Whitworth Road, Chippenham, SN15 3QS**

**£550,000**

Located on the popular development of Pewsham, a well presented four bedroom detached family home with double garage. To the rear of the property there is an enclosed garden laid mainly to lawn with gated side access to the front and driveway which provides off road parking. The property features a modern fitted kitchen and family room, the ensuite and bathrooms have both been re fitted in the last couple of years. Further benefits include gas central heating and double glazing.

## Entrance Hall



Double glazed front door, radiator, stairs to the first floor, door to the cloakroom, door to the dining room, door to the kitchen and double doors to the lounge.

## Cloakroom

Wash hand basin, toilet and radiator.

## Lounge 15'10" x 11'11" + Bay (4.83 x 3.63 + Bay)



Double glazed bay window to the front, two radiators and double doors in to the dining room.

## Dining Room 10'10" x 10'02" (3.30 x 3.10)



Double glazed French doors to the rear, radiator and door in to the entrance hall.

## Kitchen/Breakfast Room 15'01" x 10'07" (4.60 x 3.23)



Double glazed window to the rear, door to the utility room, range of floor and wall mounted units, Quartz work surfaces, Karndean flooring, inset sink and drainer, Bosch hob, extractor fan over, integral dishwasher, integral fridge/freezer and double electric combination ovens. The kitchen is open to the Family Room.



**Family Room 14'0" x 9'02" (4.27 x 2.79)**



Double glazed French doors lead in to the garden, double glazed windows to the side and rear, radiator and Karndean flooring.

**Utility Room 9'0" x 5'3" (2.74m x 1.60m)**

Double glazed door to the side, floor and wall mounted units, stainless steel sink and drainer, plumbing for a washing machine and under stairs cupboard, radiator, wall mounted gas boiler. Door leads in to the double garage.

## Landing



Access in to the loft space, doors to all bedrooms, family bathroom and airing cupboard.

**Master Bedroom 17'07" x 15'0" Maximum (5.36 x 4.57 Maximum)**



Double glazed window to the front, two radiators, fitted wardrobes, door in to the en suite and archway in to the dressing area.

**En Suite 5'07" x 5'06" (1.70 x 1.68)**



Double glazed window to the side, radiator, toilet, wash hand basin with cupboards and drawers, double shower cubicle, heated and mood lit mirror.

**Dressing Room 5'07" x 5'06" (1.70m x 1.68m)**



Double glazed window, radiator.

**Bedroom Two 12'09" x 11'11" (3.89 x 3.63)**



Double glazed window to the front, radiator and fitted wardrobes.

**Bedroom Three 11'11" x 11'09" (3.63 x 3.58)**



Double glazed window to the rear, radiator and fitted wardrobes.

**Bedroom Four 13'10" x 9'08" (4.22 x 2.95)**



Double glazed window to the rear, radiator and fitted wardrobes.

### **Family Bathroom 9'07" x 6'02" (2.92 x 1.88)**



Double glazed window to the rear, radiator, toilet, wash hand basin with cupboards and drawers, bath with over bath shower, heated and mood lit mirror.

### **Driveway**

The paved driveway provides parking for three cars. EV charger.

### **Double Garage 17'07" x 15'01" max (5.36m x 4.60m max)**

Electric up and over door, power and light.

### **Rear Garden**

Enclosed garden laid mainly to lawn with patio area, gated side access to the front, outside power.



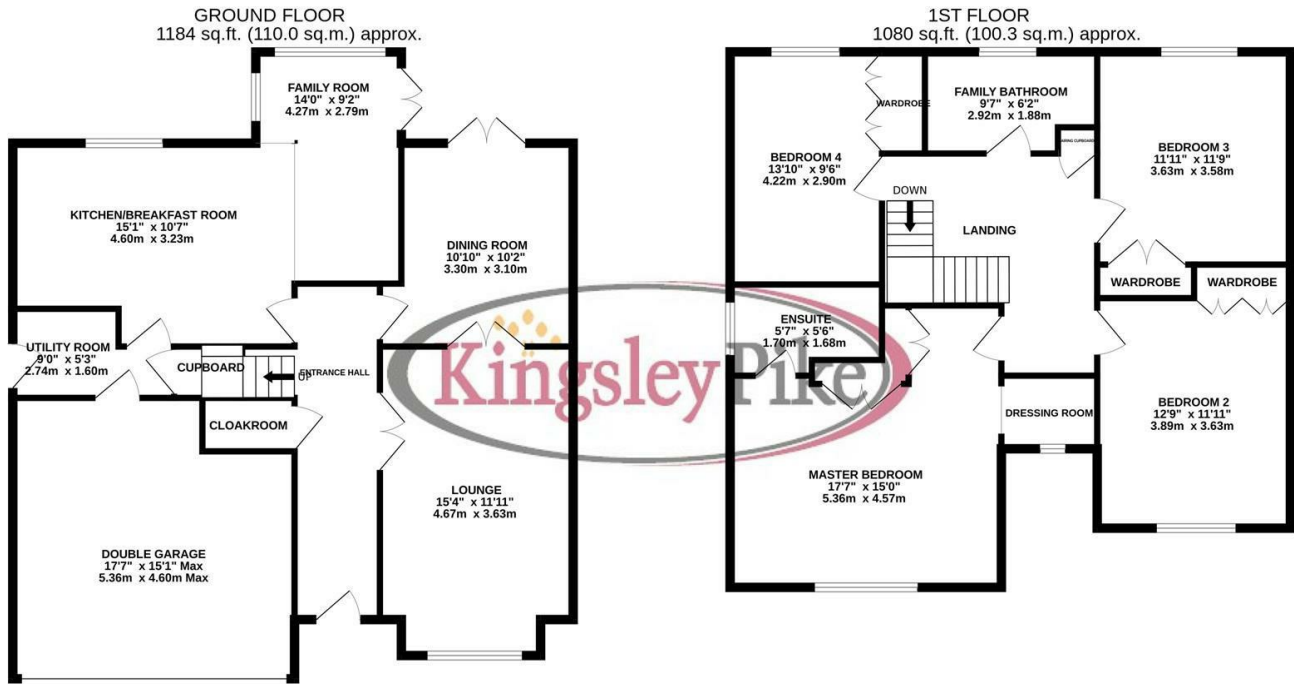
### **Tenure**

GOV.UK advise Freehold.

### **Council Tax Band**

GOV.UK advise Band F.

# Floor Plan

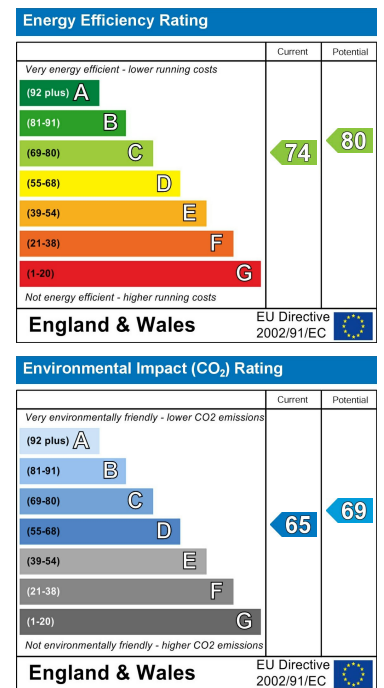


TOTAL FLOOR AREA : 2264 sq.ft. (210.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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# Area Map



# Energy Efficiency Graph



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