



**16 Knight Close, Chippenham, SN15 3FL**  
**£435,000**

Situated within a favourable paved cul de sac within the Pewsham Estate, a generously sized detached family home with garage, driveway parking, electric car charging point and private garden to the rear offered for sale with NO ONWARD CHAIN. Internally comprising; entrance hallway, cloakroom, lounge, dining room, conservatory, kitchen/breakfast room, utility, and study on the ground floor. On the first floor there are four good size bedrooms, family bathroom, and en suite shower room to the main.



## Entrance Hall



Front door, radiator, stairs to the first floor, storage cupboard, doors to the cloakroom, kitchen and lounge.

## Cloakroom

Double glazed window to the front, radiator, toilet and wash hand basin.

## Lounge



Double glazed bay window to the front, radiator, gas fire and surround, double doors leading to the dining room.

## Dining Room



Double glazed patio doors to the rear leading to the conservatory, radiator and door to the kitchen/breakfast room.

## Conservatory

Double glazed windows, double glazed bi-folding doors to the garden and electric heater.

## Kitchen/Dining Room



Window to the rear, laminate flooring, under stairs storage cupboard, doors to the garage, utility, study and hallway, space for a table and chairs, floor and wall mounted units, double electric oven, gas hob, extractor fan, one and a half bowl sink and drainer, plumbing for a dishwasher.



## Utility Room



Double glazed window and door to the rear leading in to the garden, vinyl flooring, wall mounted gas fired boiler, plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer.

## Study



Double glazed window to the side.

## Landing

Doors to all bedrooms.

## Bedroom One



Double glazed window to the rear, radiator, built in wardrobes and door to the en suite.

## En Suite



Double glazed window to the side, radiator, toilet, wash hand basin and shower cubicle.



## Bedroom Two



Double glazed bay window, radiator and built in wardrobes.

## Bedroom Three



Double glazed windows to the front, radiator and wardrobe over the stairs.

## Bedroom Four



Double glazed window to the rear, radiator.

## Bathroom



Double glazed window to the side, towel radiator, wash hand basin, toilet, P Shaped bath with shower over.

## Garage/Store

Electric roll up door, power and light, personal door to the rear.

## Driveway

Side by side parking for two cars with electric car charger.

## Rear Garden



Laid to areas of patio, lawn and raised decking with pergola, outside tap, garden shed and gated side access.

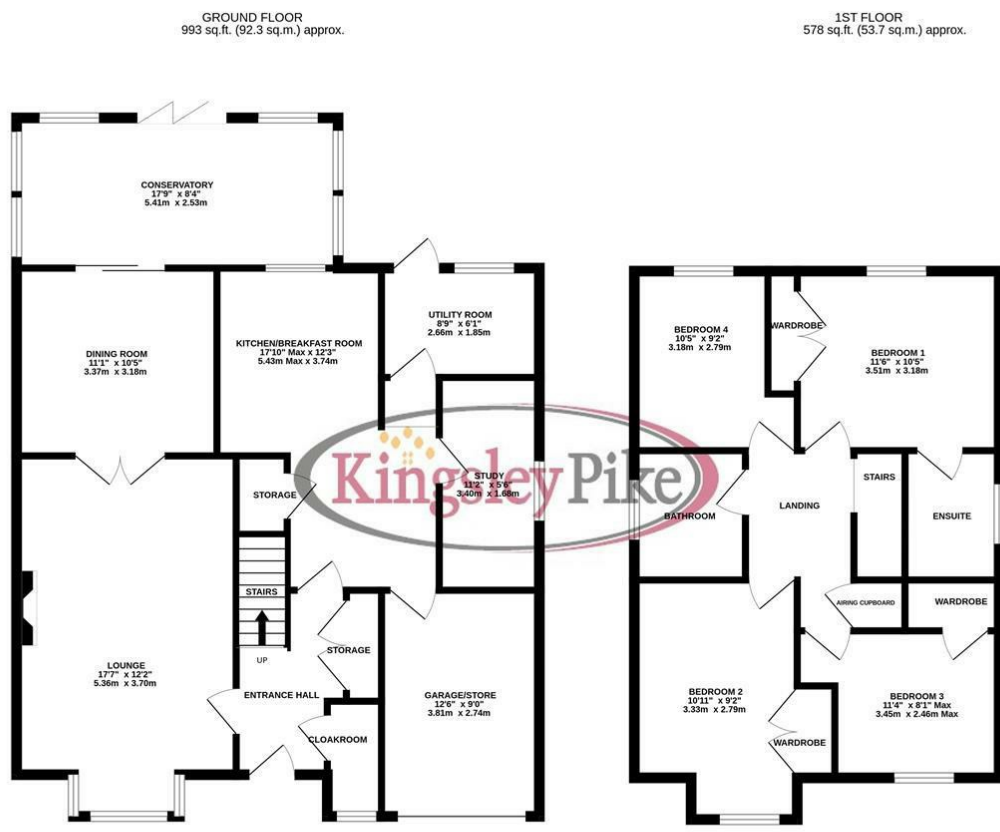
## Tenure

We are advised by the .gov website that the property is freehold.

## Council Tax

We are advised by the .gov website that the property is band E

Floor Plan



4 BEDROOM DETACHED HOUSE

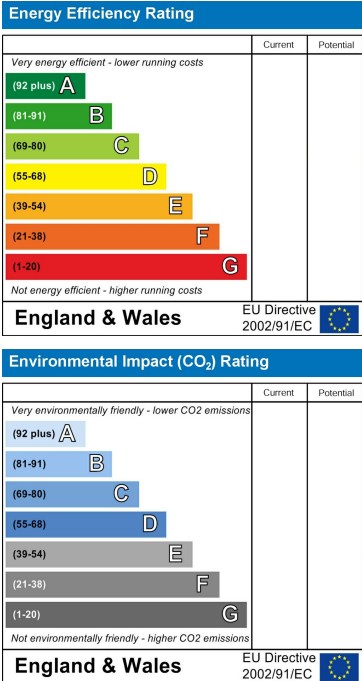
TOTAL FLOOR AREA : 1572 sq.ft. (146.0 sq.m.) approx.

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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