



5 Hedge Row, Chippenham, SN15 3PF

A spacious and well maintained four bedroom detached house pleasantly tucked away in the corner of a small, quiet cul-de-sac on the popular Pewsham development. The ground floor accommodation offers a welcoming reception hall, a good size dual aspect sitting room with bay window and feature fireplace, separate dining room/family room with bay window, a good size kitchen/breakfast room with a range of fitted units, a large double glazed 'P' shaped conservatory enjoying views of the garden, a useful utility room and cloakroom. The first floor then boasts a master bedroom with built-in wardrobes and an en-suite shower, three further good size bedrooms, two of which have built-in storage and a well appointed family bathroom. Other benefits include uPVC double glazing, gas central heating and solar panels on a generous Feed-in Tariff currently generating an income of £2,500 per annum*. To the front is a block paved driveway providing ample off road parking leading to the attached double garage with twin electric roller doors. The mature rear garden enjoys a good degree of privacy and is laid mainly to lawn with paved seating areas.

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 Comprising:

Canopied Porch
Double glazed entrance door with obscure leaded double glazed side panel to:

Reception Hall
Stairs to first floor. Radiator. Wood laminate flooring. Coving. Doors to:

Sitting Room
Leaded double glazed bay window to front. Two radiators. Feature coal effect gas fire with brick surround. Double glazed sliding patio doors to rear. Dado rail. Coving.

Dining Room
Double glazed bay window to rear. Radiator. Coving.

Kitchen/Breakfast Room
Double glazed window to rear. Ladder radiator. Deep storage cupboard. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Granite worksurfaces with matching upstands and tiled splash backs. One and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in Neff electric oven and induction hob with extractor over. Space and plumbing for dishwasher. Spotlights. Double glazed French doors to Conservatory. Door to utility room.

Conservatory
Double glazed on brick built base with French doors to the garden and door to side. Tiled floor.

Front Garden
Block paved driveway to front providing ample off road parking. Gated side access to rear garden. Outside water tap and electrical socket.

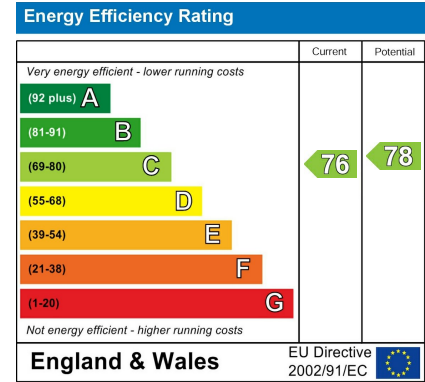
Double Garage
Twin electric roller doors. Double glazed window to rear. Gas fired boiler for central heating and hot water. Power and light. Eaves storage.

Rear Garden
Lovely mature garden enjoying a good degree of privacy. Laid to lawn with various paved seating areas and a range of shrubs. Outside tap. Octagonal wooden greenhouse and useful garden shed providing storage with lighting and power.

Directions
From the town centre proceed up The Causeway then right at the roundabout. At the next roundabout turn left onto Pewsham Way then at the third roundabout take a left into King Henry Drive. The property will then be found tucked in the top left hand corner.

AGENTS NOTE*
This property benefits from a fully owned solar photovoltaic (PV) system with an existing Feed-in Tariff (FiT) providing an index linked income currently around £2,500 per annum, through to February 2037. The FiT will transfer to the purchaser on completion, offering a valuable ongoing income stream in addition to reduced energy costs making this an attractive energy-efficient home with a tangible financial benefit.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

Price Guide £515,000

Utility Room
Cupboard base unit. Granite worksurfaces with upstands and tiled splashbacks. Undermounted one and a half bowl stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Spotlights. Access to roof space. Door and window to conservatory. Door to garage. Door to:

Cloakroom
Obscure double glazed window to front. Chrome ladder radiator. Vanity wash basin with cupboard under and chrome mixer tap. Close coupled WC with concealed cistern. Tiled splashbacks. Spotlights.

First Floor Landing
Leaded double glazed window to front. Access to roof space. Cupboard housing hot water tank. Doors to:

Master Bedroom
Double glazed window to rear. Radiator. Built-in wardrobes. Door to:

En-Suite Shower Room
Obscure double glazed window to rear. Radiator. Shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls. Extractor.

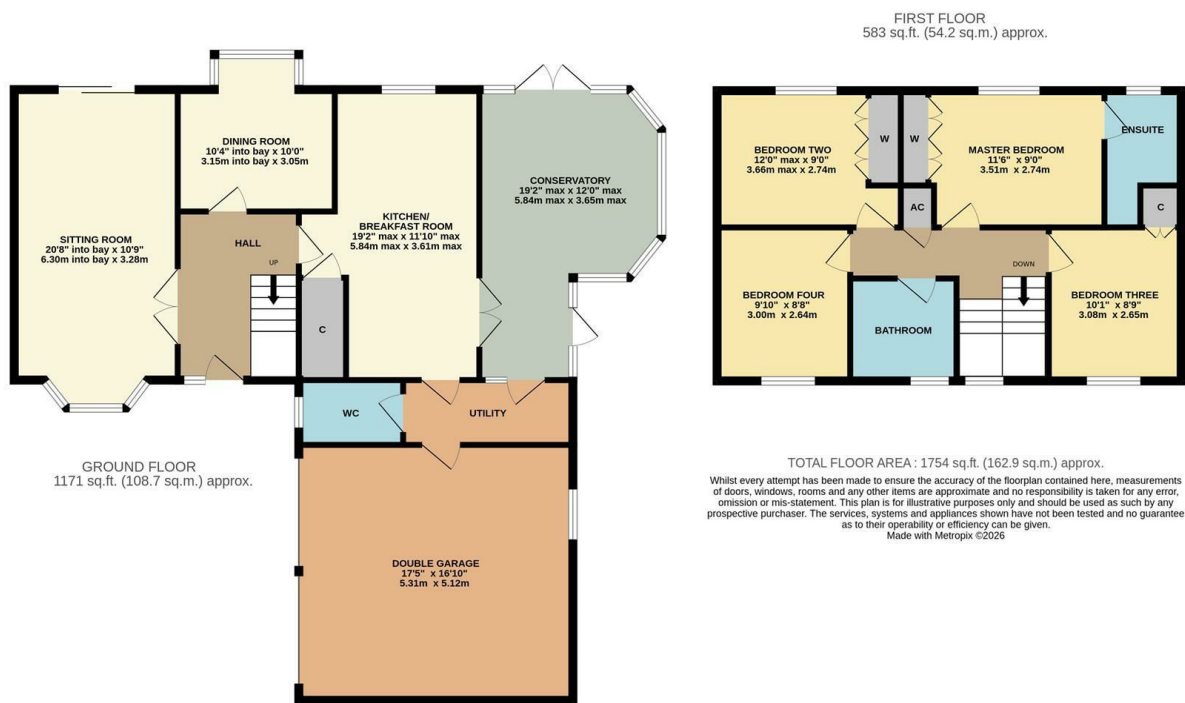
Bedroom Two
Double glazed window to rear. Radiator. Fitted wardrobes.

Bedroom Three
Leaded double glazed window to front. Radiator.

Bedroom Four
Leaded double glazed window to front. Radiator. Built-in wardrobe.

Bathroom
Obscure double glazed window to front. Ladder radiator. Bath with chrome filler, separate shower over and shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls and floor. Spotlights. Extractor.

Outside



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)