



**Connells**

Blackthorn Mews  
Chippenham





## Property Description

A DETACHED FAMILY HOME situated on the popular Pewsham Development where you will find a doctors' surgery, convenience store, chemist and primary school. Pewsham is conveniently located for Chippenham Town Centre where you will find a further range of shops, bars and restaurants and also a mainline railway station providing access to Bristol,, Bath and London.

The property itself offers spacious accommodation and comprises an Entrance Hall to the front leading through to the Lounge on the left which opens out to the Family Room to the rear which has bi-folding doors leading out to the rear garden. The Kitchen/Dining Room is accessible from the Hallway and there is a Utility Room and Cloakroom. Upstairs there are Four Bedrooms with Ensuite to the master plus a Family Bathroom. Outside there are front and rear gardens plus a double garage. An internal viewing is essential to fully appreciate this spacious family home.

## Ground Floor

### Entrance Hall

Double glazed entrance door to the front with stairs rising to the first floor landing. Radiator and under stairs storage are to be found in hall way.

### Cloakroom

The cloakroom is fully tiled with a double glazed window to the front of the property. The suite comprises a low level WC and hand basin. There is a small radiator.

### Lounge

19' 4" x 12' 11" ( 5.89m x 3.94m )

Double doors lead from the Entrance Hall into the Lounge which is fully carpeted throughout. There is an open fireplace with mantle and hearth. There is a double glazed window to the front of the property with a radiator below. Double glazed French doors lead through to:

### Family Room

20' 5" x 9' 8" ( 6.22m x 2.95m )

The Family Room has fully tiled flooring. There are double glazed bi-folding doors and windows overlooking the rear garden plus three Velux style windows. There is a radiator on the exterior wall and an open archway leading through to the:

### Kitchen/Diner

19' 11" x 9' ( 6.07m x 2.74m )

Fitted with a matching range of base and wall units with complementary work surfaces over. Inset sink and drainer. Plumbing for dishwasher. There is also a peninsular style breakfast bar area. There is a range style cooker with extractor hood over. The tiled flooring continues throughout this room. Double glazed window to the rear overlooking the garden.

## Utility Room

6' 3" x 4' 10" ( 1.91m x 1.47m )

This room has fully tiled flooring, plumbing for washing machine and space for a fridge freezer and tumble dryer. Double glazed door leading to side. Double glazed window to front.

## First Floor

### Landing

Stairs rising from the Ground Floor with double glazed window to front. Access to loft space. There is a storage cupboard. Fully carpeted throughout. .

### Bedroom One

12' x 11' 5" ( 3.66m x 3.48m )

Double Glazed window to the rear of the property with radiator below. Carpeted throughout with built in wardrobes and door leading to the En Suite.

### En Suite

Double glazed window to front of property. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail.

### Bedroom Two

10' 4" x 9' ( 3.15m x 2.74m )

Double Glazed window to the rear of the property overlooking the garden with radiator below. Carpeted throughout. Fitted wardrobes.

### Bedroom Three

10' 5" x 8' 2" ( 3.17m x 2.49m )

Double glazed windows to the front of the property with radiator below. Carpeted throughout and fitted wardrobes.

### Bedroom Four

11' 1" x 9' ( 3.38m x 2.74m )

Double glazed window to rear with radiator below, Carpeted throughout.

### Bathroom

Suite comprising low level WC, wash hand basin with vanity unit beneath and bath with separate shower cubicle. Double glazed window to side. Radiator.

## Outside

### Front Garden

The front garden is lawned with a pathway leading from the driveway to front door. Mature hedging to front of the garden providing privacy.

### Rear Garden

The fully enclosed rear garden is mainly laid to lawn with a patio area providing a great entertaining space. There is gated side access leading to the front of the property.

### Garage/Parking

Driveway parking for two cars leading to the Double Garage with up and over door, power and light and extra storage.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: E

Tenure: Freehold

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