



📍 12 Fitzwarren Close, Chippenham, SN15 3UF

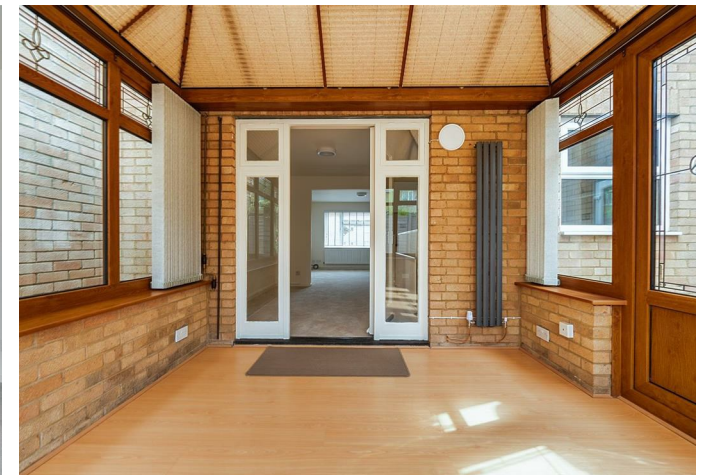
🏠 Price Guide £295,000

Finished to a high standard throughout, this impressive three-bedroom semi-detached home enjoys a quiet cul-de-sac position on the popular Pewsham development. With a detached garage, ample off-road parking and stylish accommodation, it is conveniently located close to local amenities, the town centre and the mainline railway station.

- Offered With No Onward Chain
- Finished to a High Standard Throughout
- Three Bedroom Semi Detached Home
- Refitted Kitchen with Appliances
- Spacious Conservatory
- Stylish Refitted Family Bathroom
- Low Maintenance Enclosed Rear Garden
- Close to Local Amenities
- Within Easy Reach of the Town Centre
- Convenient for the Mainline Railway Station

🏡 Freehold

🏠 EPC Rating



Recently refurbished to a high standard, this exceptional three bedroom semi detached home enjoys a quiet cul-de-sac position on the popular Pewsham development. Boasting a detached garage, generous off-road parking and beautifully presented accommodation throughout, the property is conveniently situated within walking distance of the town centre and mainline railway station, while also offering easy access to a wide range of local amenities.

The beautifully presented ground floor comprises a welcoming entrance hall, a comfortable sitting room, and an impressive open plan kitchen/dining room featuring a stylish refitted kitchen with a range of integrated appliances. French doors open into a spacious double-glazed conservatory, providing additional living and entertaining space while overlooking the rear garden.

Upstairs, the property offers three well-proportioned bedrooms and a beautifully refitted family bathroom complete with fitted furniture and an over-bath shower.

Further benefits include double glazing and gas central heating throughout.

Externally, the front of the property provides a driveway and additional paved parking, leading to a detached garage with an electric roller door. The enclosed rear garden has been thoughtfully designed for low maintenance with attractive paving, additional storage, and a generous insulated garden office/studio. This versatile outbuilding benefits from fitted electrics, a window for natural light, and the ability to accommodate an electric heater, making it an ideal space for home working, a gym, hobbies or a treatment room throughout the year.

Offered to the market with no onward chain, this superb home presents an excellent opportunity for buyers seeking a stylish, move-in-ready property in a highly convenient location with the added benefit of flexible external workspace.

#### **Situation**

The Pewsham development is to the south east of Chippenham town centre. Pewsham itself has an excellent range of local amenities to include shopping parade with take away and convenience store plus a chemist. In addition there is a surgery, public house, primary school and secondary school. The town centre of Chippenham offers a range of amenities to include High Street retailers and in addition there are supermarkets and retail parks within the town. There are a wide range of primary schools and secondary schools plus there is a regular main line rail service from Chippenham to London(Paddington) and the west country. The M4 motorway is accessible via Junction 17 to the north of the town and offers access to the regional centres of Bristol, Bath and Swindon.

#### **Property Information**

Council Tax Band; C

EPC Rating;

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating



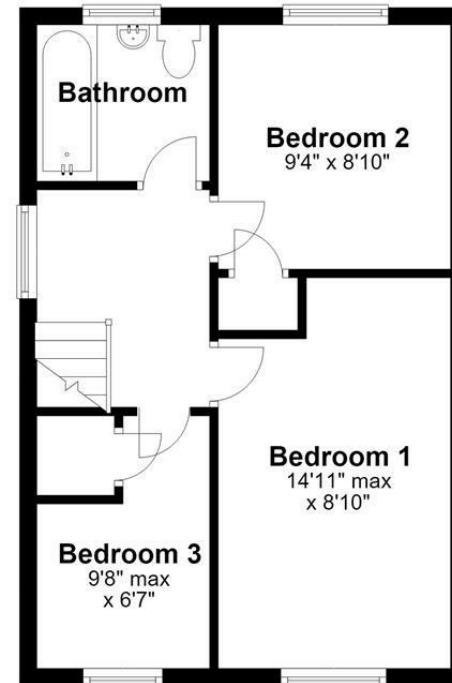
## Ground Floor

Approx. 489.1 sq. feet



## First Floor

Approx. 387.1 sq. feet



Total area: approx. 876.2 sq. feet

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 of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.