



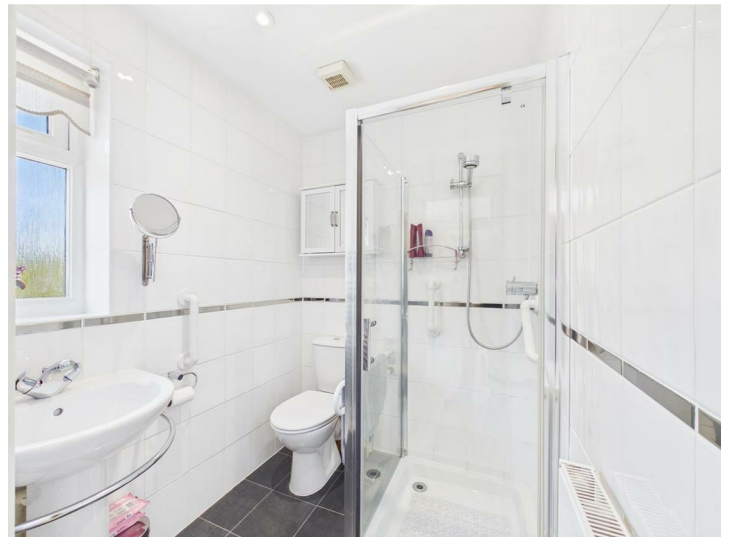
Nestled in the sought-after Pewsham development of Chippenham, this beautifully presented semi-detached house offers a perfect blend of comfort and modern living. Boasting three spacious double bedrooms, this extended property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy lounge, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the impressive kitchen dining room, which features double doors that open seamlessly to the well-maintained rear garden, creating an inviting space for al fresco dining and summer gatherings.

The property also benefits from a convenient downstairs shower room, adding to the practicality of the layout. For those in need of additional storage, the house offers ample space throughout, ensuring that everything has its place. A single garage with an electric roller door provides secure parking and further storage options.

The property is equipped with UPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The front and rear gardens are well-maintained, providing a lovely outdoor space for relaxation and play.

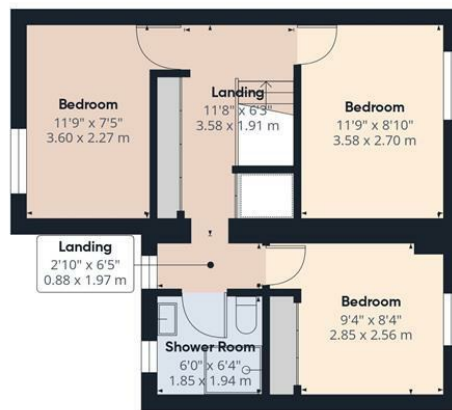
This delightful home on Fitzwarren Close is not just a property; it is a lifestyle choice in a vibrant community. With its modern amenities and charming features, it is sure to attract interest from discerning buyers. Do not miss the opportunity to make this wonderful house your new home.







Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

1021 ft<sup>2</sup>  
95 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing