



A four bedroom detached family home situated within the highly desirable cul-de-sac of Pew Hill Park just a short distance from shops, schools and the towns mainline rail link. The generously proportioned accommodation briefly comprises; entrance hall, cloakroom, sitting room, dining room and kitchen/breakfast room to the ground floor. The first floor provides; landing area, master bedroom with en-suite shower room, three further bedrooms and family bathroom. Externally the property sits centrally within a level plot with wide access to both sides of the property, ample off road parking to the front, integral garage and gated access to the rear enclosed garden. An internal viewing is highly recommended.

#### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

#### Situation - Chippenham

Chippenham itself has a wide range of amenities to include 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 wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

#### Accommodation

With approximate measurements the accommodation comprises:

#### Ground Floor

##### Entrance Hall

With upvc double glazed window to side, doors to sitting room, dining room, kitchen/breakfast room and cloakroom, carpeted stairs to the first floor landing, under stairs cupboard, radiator, tiled flooring.

##### Cloakroom

With obscured upvc double glazed window to front, two piece white suite comprising low level w/c and pedestal wash hand basin with tiled splash back, radiator, laminate floor.

##### Sitting Room 4.39m x 3.30m (14'5" x 10'10")

Dual aspect room with upvc double glazed windows to front and side, fire place with marble effect hearth and wooden mantle, door to entrance hallway, two radiators, wood flooring.

##### Dining Room 3.33m x 3.28m (10'11" x 10'09")

With upvc double glazed French doors to rear, door to hallway, radiator, wood flooring.

##### Kitchen/Breakfast Room 4.45m x 3.63m (14'07" x 11'11")

With upvc double glazed window to rear, upvc double glazed door to rear garden, door to entrance hall, refitted kitchen offering a matching range of wall and base units, one and a half bowl ceramic sink drainer inset to rolled edge work surfaces, space for freestanding oven, space and plumbing for automatic washing machine, space for dishwasher, space for under counter fridge and freezer, wall mounted boiler (replaced 2022), radiator, tiled flooring.

#### First Floor

##### Landing

With stairs rising from the entrance hall, airing cupboard housing the hot water cylinder, access to loft space, doors to...

##### Master Bedroom 3.51m x 4.14m (11'6" x 13'7")

With upvc double glazed window to front, radiator, built in wardrobes, carpeted flooring.

##### En Suite Shower Room

With obscured upvc double glazed window to front, fitted with a three piece suite comprising; shower cubicle, pedestal wash hand basin and low level w/c, chrome fittings, part tiling, radiator, tiled floor.

##### Bedroom Two 3.71m x 3.40m (12'2" x 11'2")

With upvc double glazed window to rear, radiator, built in wardrobe, laminate flooring.

##### Bedroom Three 4.09m x 2.51m (13'5" x 8'3")

With upvc double glazed window to front, radiator, carpeted flooring.

##### Bedroom Four 3.10m x 2.54m (10'02" x 8'04")

With upvc double glazed window to rear, radiator, laminate flooring.

#### Family Bathroom

With obscured upvc double glazed window to rear, fitted with a three piece suite comprising; bath, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, radiator, extractor fan, tiled flooring.

#### Externally

##### Front Garden & Parking

The front garden is level and partly enclosed by mature hedging, low maintenance gravel area also double up as extra parking, two off road driveway parking spaces.

##### Rear Garden

The rear enclosed garden is mainly level and laid to lawn with patio and gravel areas, timber shed, good sized access to both sides of the property.

##### Single Integral Garage

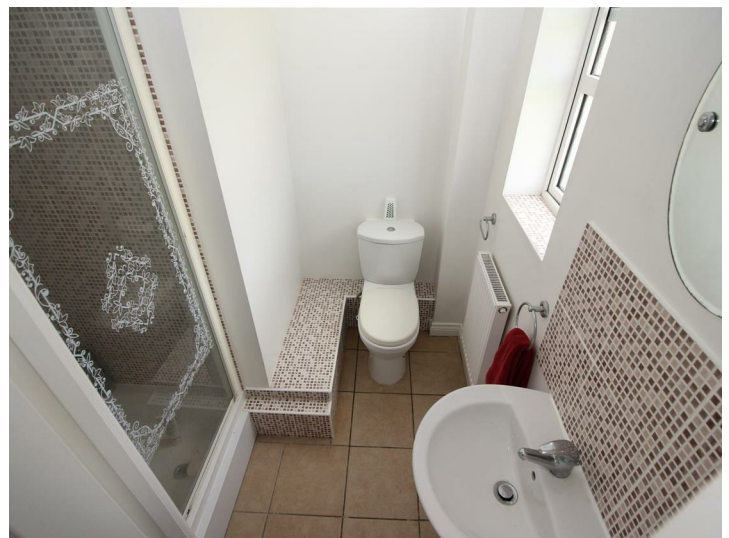
With up and over door to front, power and light.

#### Property Information

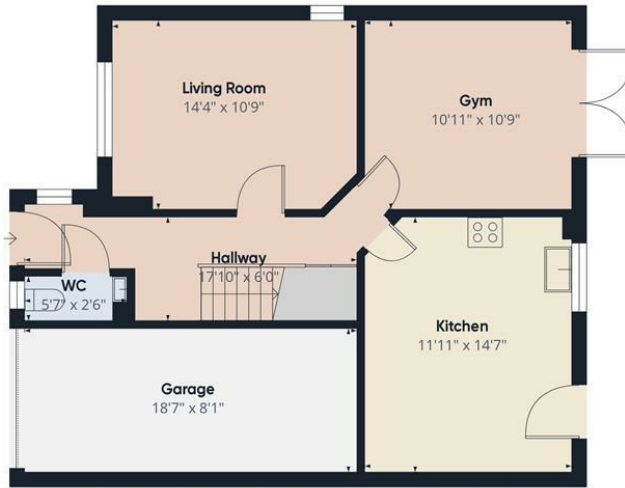
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

Tenure - Freehold







Ground Floor



Floor 1

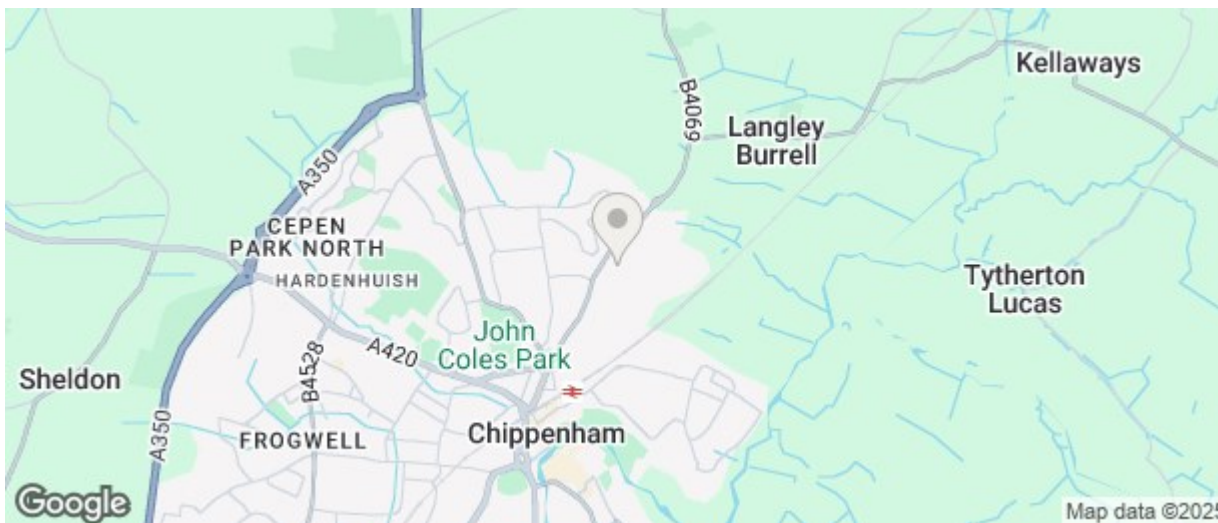
Approximate total area<sup>®</sup>  
1295.66 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	81
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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