

**40 Brewer Mead, Chippenham, SN15 3FB**  
**£405,000**

Located on the popular development of Pewsham with local school, pharmacy and public house close by, a four bedrooms modern detached house. To the rear of the property there is an enclosed garden laid mainly to lawn and to the side there is a garage and driveway providing off road parking. The property benefits from double glazing and gas central heating.

## **Entrance Hallway**

Front door leads into entrance hallway, built in shoe rack, under stairs cupboard, radiator, staircase.

## **Cloakroom**

Double glazed window, W.C, hand basin, radiator.

## **Living Room 20'08" x 10'07" (6.30m x 3.23m)**



Double glazed bay window, double glazed patio doors to garden, fireplace, radiator.

## **Dining Room 9'05" x 7'07" (2.87m x 2.31m)**



Double glazed window, radiator.

## **Kitchen / Breakfast Room 13'09" x 7'08" (4.19m x 2.34m)**



Double glazed window, work tops with a range of cupboards and drawers, inset stainless steel sink unit, space for cooker, plumbing and space for washing machine and dishwasher, space for fridge/freezer, wall mounted gas boiler, radiator.

## **Landing**

Built in cupboard housing hot water tank, access to part boarded loft space.

## **Bedroom One 10'09" x 10'02" (3.28m x 3.10m)**



Dual aspect double glazed windows, radiator.

**Bedroom Two 10'09" x 10'04" (3.28m x 3.15m)**



Double glazed window, built in wardrobe, radiator.

**Bedroom Three 9'08" x 7'01" (2.95m x 2.16m)**



Double glazed window, built in wardrobe, radiator.

**Bedroom Four 9'09" x 7'02" (2.97m x 2.18m)**



Double glazed window, radiator.

**Bathroom**



Double glazed window, 'P' shaped bath with shower and further mixer/spray unit, pedestal hand basin, W.C, radiator.

**Outside**

**Rear**



Enclosed Garden laid mainly to lawn with side access to the front, patio area, personal door to garage.

**Front**

To the front there is a further area of garden.

**Garage**

The garage has an up and over door, power and light. A small office has been built in the rear of the garage 7'11" x 7'0" with window. The remaining part of the garage is 8'09" x 8'06".

**Driveway**

To the side and providing off road parking.

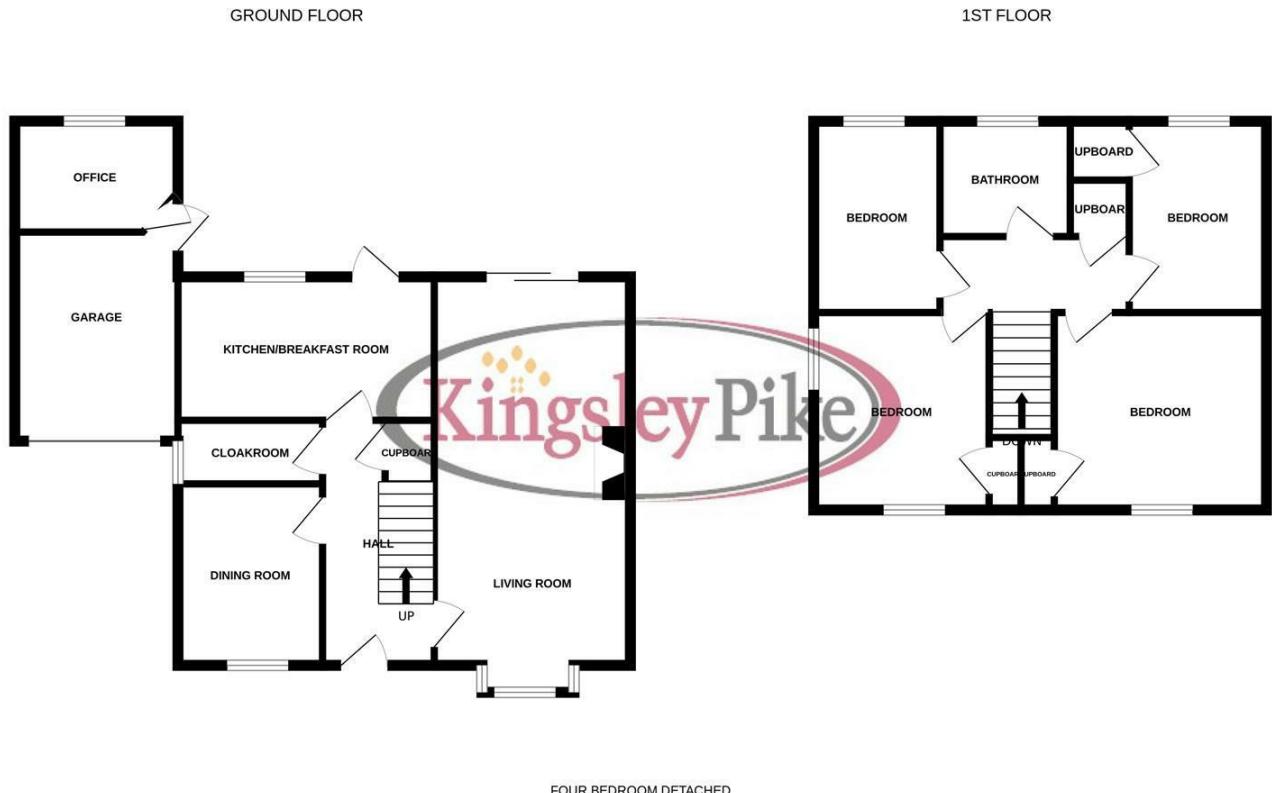
**Tenure**

GOV.UK advises Freehold.

**Council Tax Band**

GOV.UK advises Band E.

## Floor Plan

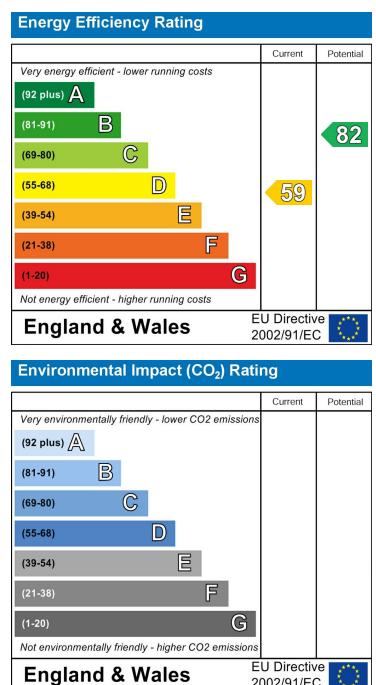


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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