



**12 Wishart Way, Chippenham, SN15 3FR**

**£399,950**

Located within a cul de sac on the Pewsham Estate, a well presented family home with generous rear garden, off road parking and single integral garage. Internally comprising; entrance hall, lounge, dining room, lean too, kitchen, separate utility room and toilet on the ground floor. Upstairs there are four bedrooms, a family bathroom and en suite shower room to the main. With far reaching views from a number of the bedrooms it offers a different feel to many of the homes available on the estate.

## Entrance Hall

Double glazed front door, laminate flooring and door to the lounge.

## Lounge



Double glazed bay window to the front, two radiators and door leading to the dining room. There is laminate flooring to match that of the dining room underneath of the carpet.

## Dining Room



Double glazed patio doors to the rear leading in to the lean too, radiator, laminate flooring, stairs to the first floor and door to the kitchen.

## Kitchen



Double glazed window to the rear, radiator, Vinyl flooring, door to the utility room, floor and wall mounted units, gas hob, extractor fan, electric oven, sink and drainer, plumbing for a dishwasher, space for a fridge and wall mounted gas fired boiler.

## Utility Room



Double glazed door to the side, plumbing for a washing machine, space for a further appliance, wall mounted units, radiator and door to the toilet.

## Toilet

radiator, wash hand basin and toilet.

### **Lean To**

Windows to three sides with patio doors leading in to the garden.

### **Landing**

Doors to all bedrooms, the bathroom and airing cupboard.

### **Bedroom One**



Double glazed window to the front, radiator, fitted wardrobes and door to the en suite.

### **En Suite Shower**



Double glazed window to the side, part tiled, towel radiator, toilet, wash hand basin, vanity storage and shower cubicle.

### **Bedroom Two**



Double glazed window to the rear and radiator.

### **Bedroom Three**



Double glazed window to the front and radiator.

### **Bedroom Four**



Double glazed window to the rear and radiator.

## **Bathroom**



Double glazed window to the side, Vinyl flooring, towel radiator, toilet, wash hand basin, vanity storage, bath with shower over, part tiled.

## **Garage**

Up and over door to the front, power and light.

## **Driveway**

Parking in front of the garage on the driveway for at least one car.

## **Garden**



Laid to areas of patio and lawn with shrubs and gated side access.

## **Tenure**

We are advised by the .gov website that the property is Freehold.

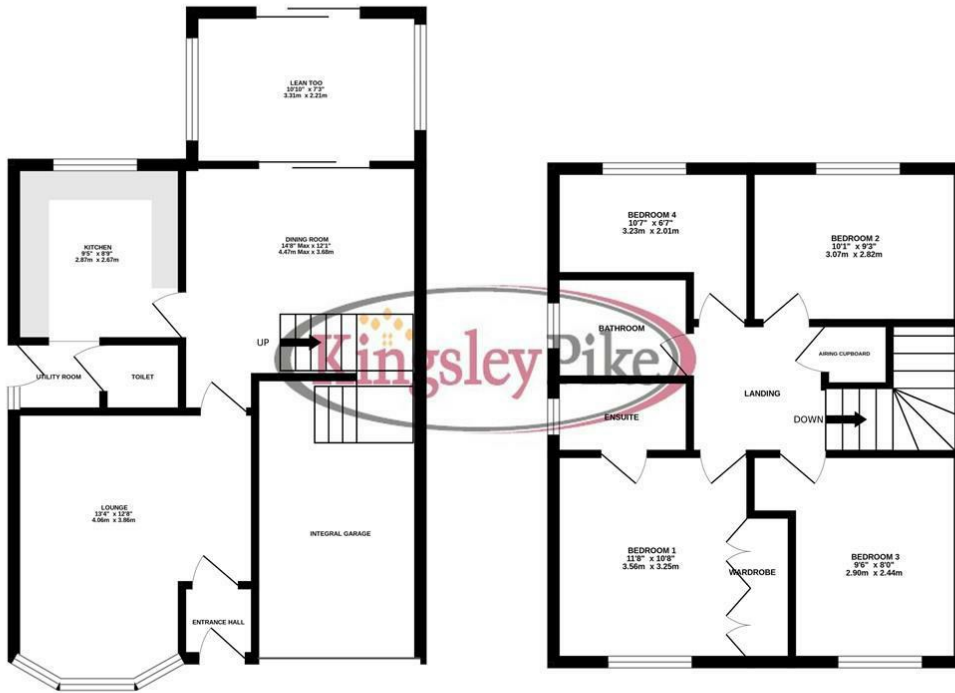
## **Council Tax**

We are advised by the .gov website that the property is band D.

# Floor Plan

GROUND FLOOR

1ST FLOOR



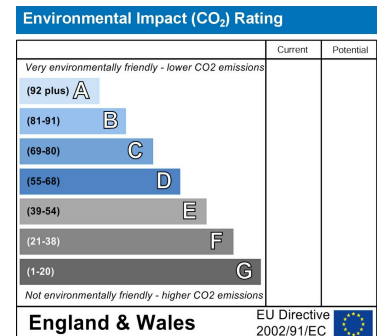
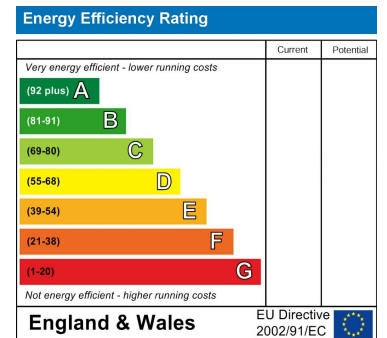
4 BEDROOM DETACHED HOUSE

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



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.

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