



7 Pinfield Lane, Chippenham, SN15 3SU
£475,000

Located within a favourable cul de sac on the ever popular Pewsham development, a well presented detached family home with generous rear garden, double garage with door linking to the inner hallway and ample driveway parking. Internally comprising; entrance hallway, cloakroom, lounge, kitchen/dining room, four bedrooms, bathroom and en suite shower room to the main. An ideal family home.

Entrance Hallway



Double glazed front door, tiled floor, radiator, stairs to the first floor, doors to the garage, kitchen area, dining area, cloakroom and lounge.

Cloakroom 5'03 x 2'11 (1.60m x 0.89m)

Double glazed window to the side, radiator, tiled floor, wash hand basin, vanity storage and toilet.

Lounge 19'02 x 11' + bay window (5.84m x 3.35m + bay window)



Double glazed bay window to the front, double glazed window to the side, two radiators, wood burner, hearth and mantle.

Kitchen/Dining Room 25'01 x 12' maximum (7.65m x 3.66m maximum)



Double glazed window and double glazed French doors to the rear leading in to the garden, tiled floor, radiator, under stairs cupboard, floor and wall mounted units, solid wood surfaces, inset ceramic sink and drainer, gas hob, electric oven, extractor fan, integral fridge/freezer and dishwasher.



Landing

Double glazed window to the side, radiator, airing cupboard and doors to all bedrooms and the bathroom.

Bedroom One 11'07 x 9'02 (3.53m x 2.79m)



Double glazed window to the rear, radiator and door to the en suite.

En Suite 6'03 x 4'09 (1.91m x 1.45m)



Double glazed window to the side, radiator, toilet, wash hand basin and shower cubicle.

Bedroom Two 11'04 x 9'05 (3.45m x 2.87m)



Double glazed window to the front and radiator.

Bedroom Three 9'01 x 7'03 (2.77m x 2.21m)



Double glazed window to the rear and radiator

Bedroom Four 9'05 x 6'02 minimum (2.87m x 1.88m minimum)



Double glazed window to the front and radiator.

Bathroom 6'04 x 5'11 (1.93m x 1.80m)



Double glazed window to the side, radiator, wash hand basin, bath and toilet.

Gardens



Generous L shaped rear garden, laid to areas of patio and lawn with shrub borders, personal door to the garage and gated access to the side.

Double Garage 18'05 x 17'05 (5.61m x 5.31m)

Two up and over garage doors, personal door and window to the rear, water, power light and plumbing for a washing machine.

Driveway

Ample parking for four to five cars in front of the garage.

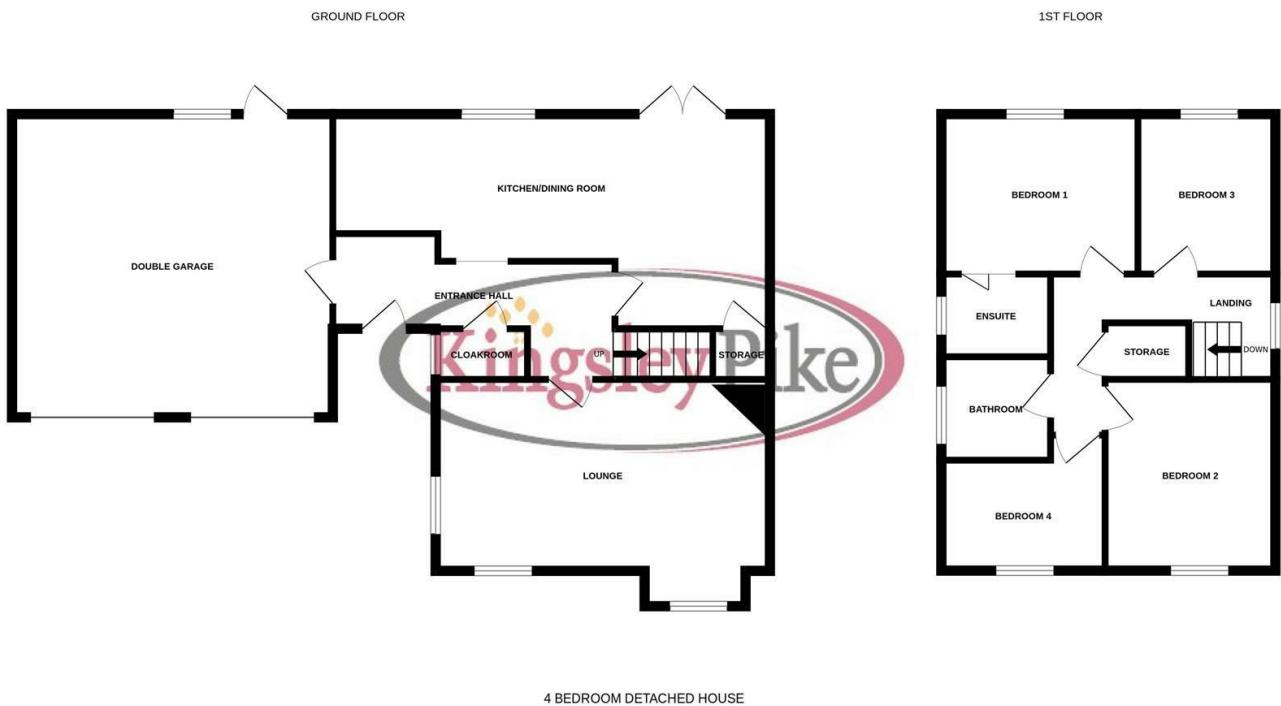
Tenure

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

Council Tax

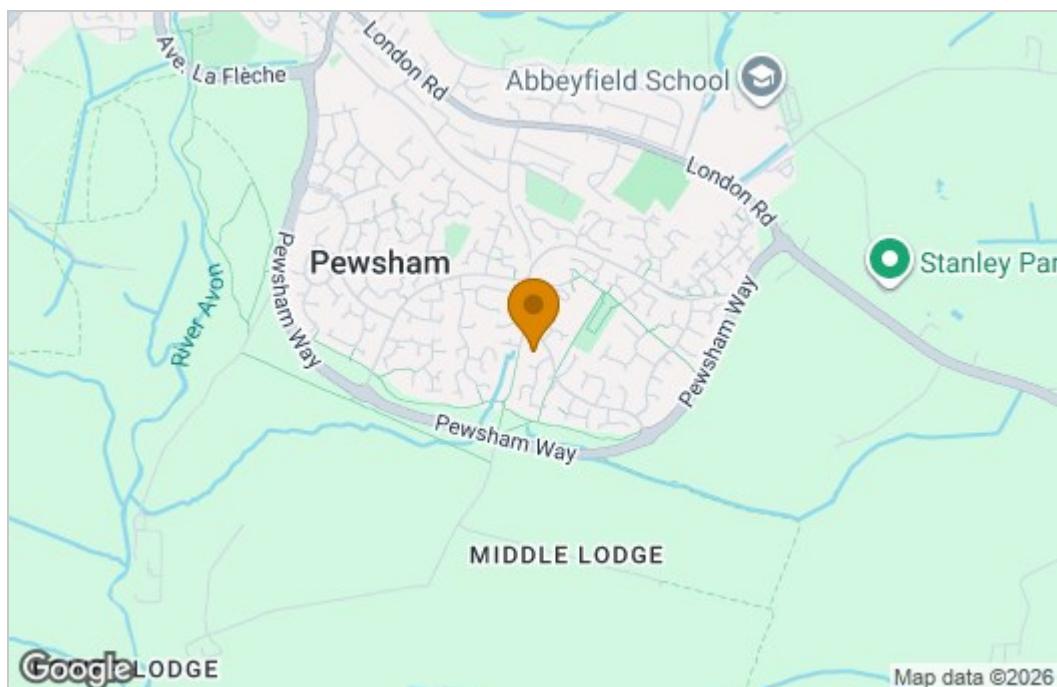
We are advised by the .gov website that the property is band E.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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