



**2 Thomas Mead, Chippenham, SN15 3YS**

**Offers Over £430,000**

Situated within a favourable cul de sac on the Pewsham estate, this detached family home offers driveway parking and single garage along with private garden to the rear. Internally comprising; entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, four bedrooms, family bathroom and en suite shower room. The seller has already agreed an onward purchase.

## Entrance Hall



Double glazed front door, radiator, stairs to the first floor, doors to the cloakroom, lounge, kitchen/breakfast room and garage as well as stairs leading to the first floor.

## Cloakroom

Double glazed window to the front, toilet and radiator.

## Lounge 16'03 x 11'02 (4.95m x 3.40m)



Double glazed French doors to the rear, laminate flooring, two radiators and opening to the dining room.



## Dining Room 9'06 x 7'10 (2.90m x 2.39m)



Double glazed window to the rear, radiator and laminate flooring.

## Kitchen/Breakfast Room 14'04 x 7'10 (4.37m x 2.39m)



Double glazed window to the front, double glazed door to the side, radiator, tiled floor, space for a breakfast table and chairs, range of floor and wall

mounted units, sink and drainer, double electric ovens, gas hob, extractor fan and integral fridge and dishwasher.



**Landing**



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

**Bedroom One 12'09 x 8'10" (3.89m x 2.69m)**



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

**En Suite**



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

**Bedroom Two 9'07" x 8'10" (2.92m x 2.69m)**



Double glazed window to the rear, radiator and built in wardrobe.

**Bedroom Three 9'08 x 9'04 (2.95m x 2.84m)**



Double glazed window to the front, radiator and built in wardrobe.

**Bedroom Four 8'08 x 7'05 (2.64m x 2.26m)**



Double glazed window to the front and radiator.

### **Bathroom 7'04 x 5'07 (2.24m x 1.70m)**



Double glazed window to the front, radiator, tiled floor, wash hand basin, toilet and bath.

### **Garage/Utility Area**

Up and over door, personal door from the hallway, power, light, tap, range of base units with space and plumbing for a washing machine, sink and drainer. The newly installed gas fired boiler is mounted on the wall (2025)

### **Driveway**

Side by side parking for two cars.

### **Gardens**



Laid to areas of patio and lawn with raised decking, established shrubs and plants and covered pergolas, three double electric socket points, integral lighting and a unique water feature. There is a gated side access and a shed/store accessed from the driveway.



### **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



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

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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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