



## 10 Pennington Road, Wickwar

- No Upward Chain!
- Built by Bellway 2019 Well Presented
- Modern Kitchen/Diner/Family Room
- Utility & Cloak
- Bathroom
- Sought After Village Location
- Detached Family Home
- Lounge & Study
- 4 Bedrooms (Master Ensuite)
- Garage/Parking and Garden

**£489,950**

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HERE TO GET *you* THERE



Nestled in the charming village of Wickwar, this beautifully presented detached family home on Pennington Road offers a perfect blend of modern living and comfort and is offered for sale with no upward chain. Built in 2019 by the reputable Bellway Homes, this property spans an impressive 1,367 square feet and is designed to cater to the needs of contemporary family life.

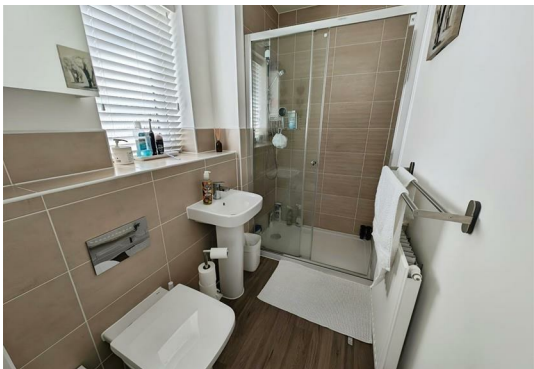
Upon entering, you are greeted by a welcoming entrance hallway that leads to a cloakroom, setting the tone for the rest of the home. The spacious lounge provides a delightful space for relaxation, while the study offers a quiet area for work or study.

The heart of the home is undoubtedly the expansive kitchen/diner/family room, which is perfect for entertaining and family gatherings. A convenient utility room adds to the practicality of this well-thought-out layout.

The property boasts four double bedrooms, ensuring ample space for family and guests alike. The master bedroom features an ensuite shower room, providing a private retreat, while the family bathroom serves the remaining bedrooms with ease.

Additional highlights include gas central heating and double glazing, ensuring comfort throughout the seasons. The walled garden offers a secure outdoor space for children to play or for hosting summer barbecues. Parking is a breeze with a garage and driveway that accommodates two to three cars.

Situated in a sought-after village location, this home is within close proximity to reputable schools, making it an ideal choice for families. This property truly represents a wonderful opportunity to acquire a modern family home in a desirable area. Don't miss your chance to make this stunning house your new home.





**Entrance Hallway**

Double glazed door with matching double glazed side panels, stairs to 1st floor with cupboard under, radiator, wood effect flooring, doors into

**Cloakroom**

White suite comprising, concealed cistern WC, pedestal wash hand basin, part tiled walls, wood effect flooring, radiator, extractor fan.

**Study**

7'9" x 7'8"  
Double glazed window to the front and side, radiator.

**Lounge**

15'2" x 11'2" widening to 13'5 into bay  
Double glazed box bay window to the side, TV point, radiator.

**Kitchen/Diner**

23'4" x 9'11"  
Double glazed windows to the front, side, and double glazed French doors with matching double glazed side panels, range of fitted wall, drawer and base units with work surface over, kick board lighting, 1.5 stainless steel sink unit with mixer tap over, part tiled walls, built in electric oven, gas hob with extractor hood over and stainless steel splash back, integrated dishwasher, space for fridge/freezer, radiator, space for table and chairs, TV point, wood effect flooring, door into

**Utility Room**

7' x 6'4"  
Double glazed door to the side, base units with work surface over, spaces for washing machine and tumble dryer, wall cupboard housing gas boiler, wood effect flooring, radiator.

**First Floor Landing**

Access to loft space, airing cupboard housing pressurised tank, radiator, doors into

**Bedroom One**

12' 11" x 11'6"  
Double glazed windows to the front and side, radiator, door into

**Ensuite**

7'5" x 4'  
double glazed window to the front, white suite comprising double shower, concealed cistern WC, pedestal wash hand basin, part tiled walls, wood effect flooring, heated towel rail.

**Bedroom Two**

12'9" x 10'2"  
Double glazed window to the side, radiator.

**Bedroom Three**

13'11" - 9'6" x 10'2"  
Double glazed window to the front, radiator.

**Bedroom Four**

10'4" max x 8'5"  
Double glazed window to the side, built in wardrobes, radiator.

**Bathroom**

Double glazed window to the rear, white suite comprising, panelled bath with shower extension to mixer tap, concealed cistern WC, pedestal wash hand basin, part tiled walls, wood effect flooring, radiator, extractor fan.

**Outside**

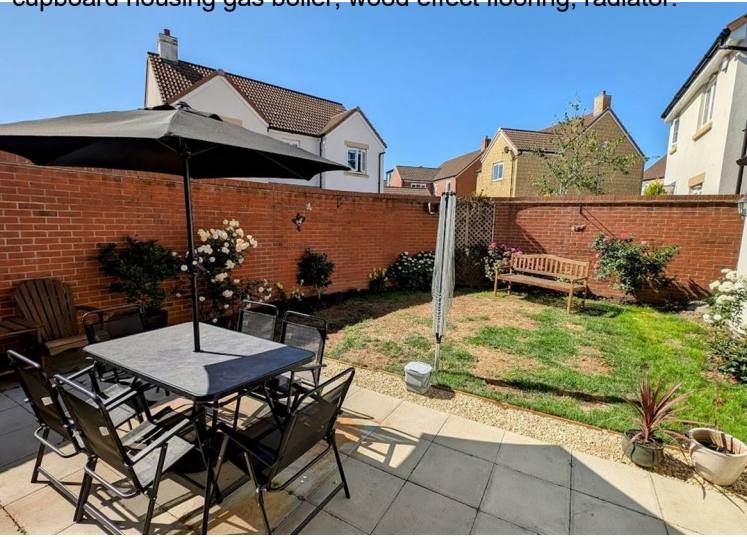
The front has stones to the front and side.  
There is a walled south westerly side garden, laid to lawn with patio area, outside tap with gated access to the rear.

**Garage and Parking**

There is a single garage with up and over door, light and power and driveway to the front for two/three vehicles.

**Agents Note**

Annual Management Fees apply covering communal areas.  
  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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