



45 Webbington Road, Chippenham, SN15 3GB

A much improved and beautifully presented three bedroom detached house ideally situated on the popular Pewsham development offering easy access to a wide range of amenities. The ground floor accommodation offers an entrance hall, sitting room with feature fireplace, separate dining room with a bay window overlooking the garden, a quality refitted kitchen with granite work surfaces and integrated appliances, refitted utility and a downstairs cloakroom. The first floor boasts a master bedroom with built-in wardrobes and a well appointed refitted en-suite shower, large second bedroom with fitted wardrobes, third bedroom and a family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front there is off road parking for four vehicles leading to an integral garage with power and light. To the rear is an enclosed south facing landscaped garden with large paved seating area.

Situation

The property is situated on the popular Pewsham development with its extensive range of amenities to include nursery and primary schools and a highly regarded secondary school, doctors surgery, public house, general stores, community hall etc. An adjacent pathway leads to the nearby play area and to the town centre c.½ mile and mainline station to London Paddington c.1 mile. M4 J.17 is c.4 miles providing swift commuting links to the nearby centres of Bristol, Bath and Swindon.

Accommodation Comprising:

Obscure double glazed entrance door to:

Entrance Hall

Obscure double glazed window to side. Radiator. Stairs to first floor. Door to:

Sitting Room

uPVC double glazed window to front. Radiator. Understairs storage cupboard. Feature electric fireplace. Archway to:

Dining Room

uPVC double glazed bay window to rear. Radiator. Door to:

Refitted Kitchen

uPVC double glazed window to rear. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Granite worksurfaces with matching upstands and undermounted one and a half bowl stainless steel Franke sink unit with chrome mixer tap. Built-in Neff stainless steel five ring gas hob with tiled splashback and stainless steel extractor over. Built-in Neff eye level double oven. Integrated Siemens dishwasher. Spotlights. Water softener. Quartz tiled floor. Archway to:

with chrome mixer tap, shower attachment and tiling to principal areas. Vanity wash basin with chrome mixer tap. Close coupled WC. Extractor. Karndean flooring.

Outside

Front Garden

Extensive blocked paved area providing off parking for four vehicles.

Integral Garage

Up and over door. Power and light. High level shelf for storage.

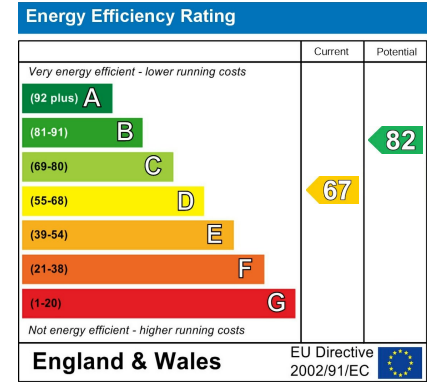
Rear Garden

Enclosed south facing rear garden. Extensive sandstone patio incorporating circular design. Artificial lawn. Path to gated side access. Outside tap. Outside light.

Directions

From the town centre proceed up The Causeway and right at the roundabout. Turn left at the next roundabout onto Pewsham Way and first left at the following roundabout into Webbington Road. The property will then be found a short way up on the right hand side before the turning into Blackwellhams.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

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£399,950

Utility Room

Granite worksurfaces and splashbacks. Wall mounted cupboard housing boiler. Space and automatic washing machine. Space for fridge/freezer. Quartz tiled floor. uPVC double glazed door to rear. Door to:

Cloakroom

Obscure double glazed window to side. Radiator. Corner wall hung wash hand basin with tiled splash back. Close coupled WC. Quartz tiled floor.

First Floor Landing

Access to roof space. Doors to:

Master Bedroom

uPVC double glazed window to rear. Radiator. Fitted wardrobes. Door to:

Refitted En-Suite Shower

Obscure double glazed window to front. Chrome ladder radiator. Corner shower cubicle. Countertop wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls. Mirror with light. Spotlights. Extractor. Karndean flooring.

Bedroom Two

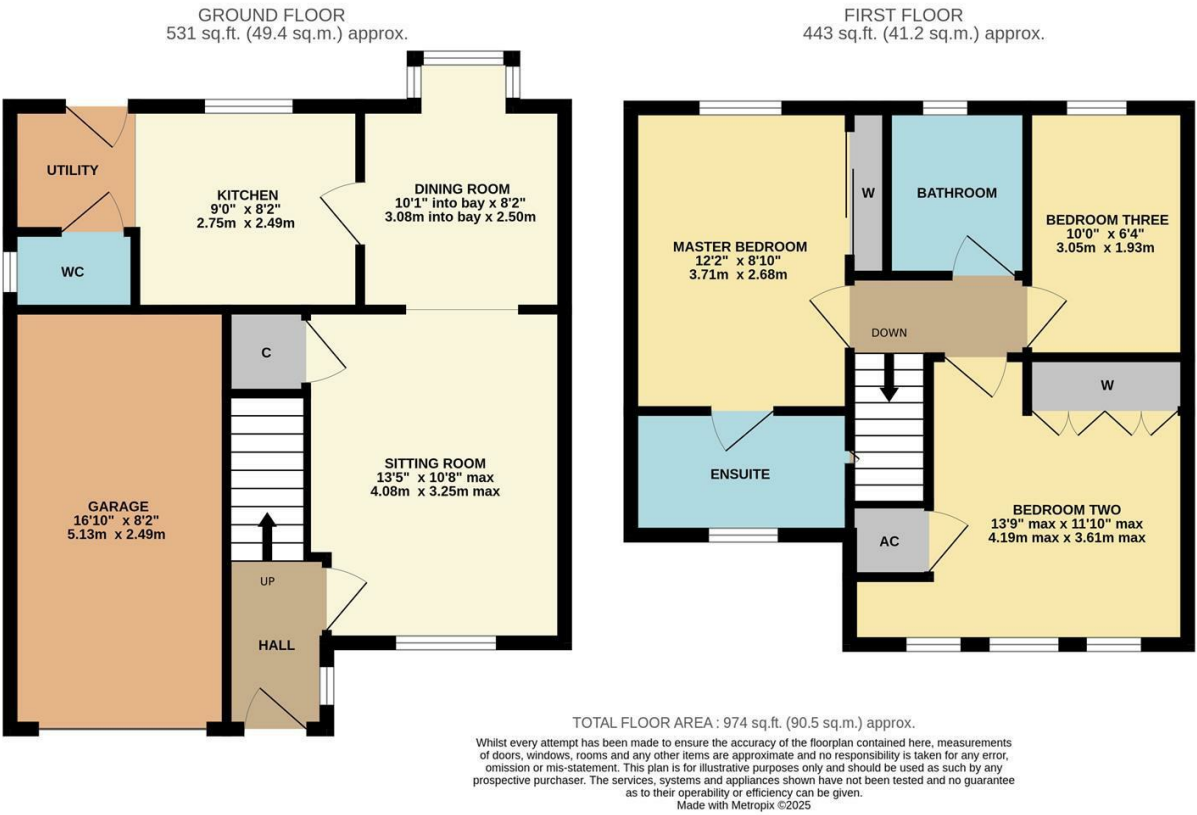
Three uPVC double glazed windows to front. Radiator. Overstairs cupboard housing hot water tank. Fitted wardrobes.

Bedroom Three

uPVC double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath



DISCLAIMER: 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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)