



12 Anglesey Mead  
Chippenham

GOODMAN WARREN BECK

# 12 Anglesey Mead, Chippenham SN15 3UB

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64 Market Place

Chippenham, Wiltshire SN15 3HG

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£499,950

A much improved and extended four bedroom detached house offering spacious and flexible accommodation pleasantly situated in a quiet cul-de-sac in this sought after area of Pewsham. The ground floor accommodation offers a reception hall, a good size sitting room with patio doors to the garden, family room, study, c.27' refitted kitchen/dining room and a shower room. The first floor has a master bedroom with en-suite shower room, three further good size bedrooms and a family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a lawned garden and extensive block paved driveway proving ample off road parking. Double gates open into the rear garden with further paved parking area and a large detached garage. The rear garden itself is fully enclosed with a large paved seating area and lawn.

## SITUATION

The property is ideally situated in a quiet cul-de-sac on the popular Pewsham development with its extensive range of amenities to include nursery, primary and secondary schools, doctors surgery, public house, general stores, community hall etc. The town centre is c.½ mile and the 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:

### CANOPIED PORCH

Courtesy light. Double glazed door to:

### RECEPTION HALL

Radiator. Stairs to first floor with recess under. Wood laminate flooring. Coving. Central heating thermostat. Doors to:

### SITTING ROOM

Double glazed sliding patio doors to rear garden. Double glazed window to rear. Gas fire. Two radiators. Wood Laminate flooring. Coving. Door to kitchen/dining room.

### FAMILY ROOM

Double glazed window to front. Radiator. Wood laminate flooring. Door to:

### STUDY

Double glazed French doors to rear garden. Radiator. Access to roof space.

### KITCHEN/DINING ROOM

Double glazed window to front and rear. Double glazed door and window to side. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Work surfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in induction hob with stainless steel extractor over. Built-in eye level double oven. Integrated dishwasher. Space and plumbing for automatic washing machine. Tall cupboard. Spotlights to dining area.

### SHOWER ROOM

Two obscure double glazed windows to front. Radiator. Fully tiled shower enclosure. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Shaver point.

### FIRST FLOOR LANDING

Double glazed window to side. Radiator. Airing cupboard. Access to loft. Doors to:

### MASTER BEDROOM

Double glazed window to rear. Radiator. Door to:

### EN-SUITE SHOWER ROOM

Obscure double glazed window to side. Chrome ladder radiator. Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Shaver point.

### BEDROOM TWO

Double glazed window to rear. Radiator. Open fronted wardrobe.

### BEDROOM THREE

Double glazed windows to front and side. Radiator.

### BEDROOM FOUR

Double glazed window to rear. Radiator.

### FAMILY BATHROOM

Obscure double glazed window to front. Chrome ladder radiator. Panelled bath with chrome mixer tap, shower attachment and tiling to principal areas. Pedestal wash basin with tiled splash back. Close coupled WC. Spotlights.

### OUTSIDE

#### FRONT GARDEN

Extensive block paved driveway providing ample off road parking. Lawn with shrub. Gated side access to the rear garden.

## SIDE GARDEN

Block paving continues to the side of the house with wooden double gates opening into the rear garden/paved parking area.

## REAR GARDEN

Fully enclosed by brick wall and timber fencing. Extensive block paved terrace and drive to garage. Lawn. Outside lighting and water tap.

## GARAGE

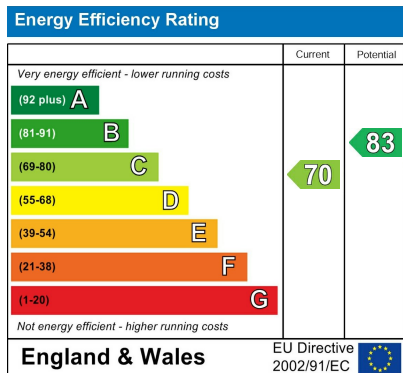
18'9" x 9'2"

Up and over door. Door and window to side. Power and light. Boarded eaves storage space.

## DIRECTIONS

From the Market Place proceed out of town along The Causeway then over the roundabout onto London Road. Continue pass the cemetery and turn right at the roundabout onto Pewsham Way. Take the first right into Lodge Road and then first left into Monks Way. Take the second right into Provis Mead and Anglesey Mead can be found on the left hand side.

## ENERGY PERFORMANCE GRAPHS

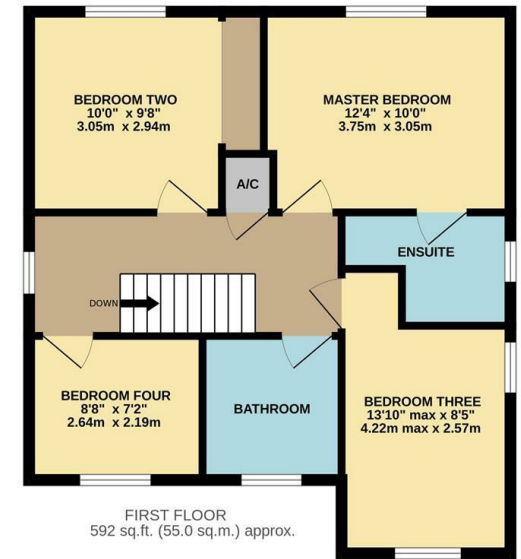
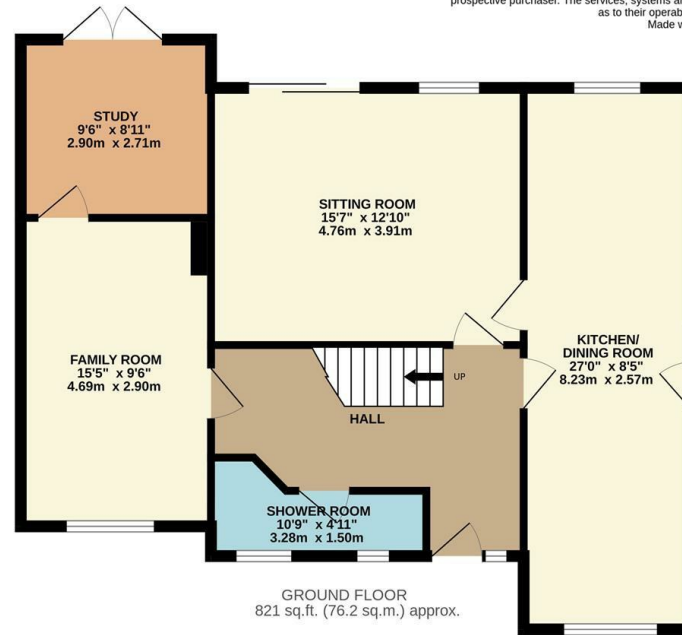


Council Tax Band: E

Tenure: Freehold

TOTAL FLOOR AREA : 1413 sq.ft. (131.2 sq.m.) approx.

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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