



# 12 Fitzwarren Close, Chippenham, SN15 3UF

GOODMAN WARREN BECK

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£315,000

**NO ONWARD CHAIN!** A recently refurbished three bedroom semi detached house ideally situated at the end of a quiet cul-de-sac on the popular Pewsham development offering easy access to a wide range of amenities. The ground floor accommodation offers an entrance hall, sitting room leading through to an open plan kitchen/dining room with a refitted kitchen and a range of appliances this then leads to a large double glazed conservatory. The first floor offers three bedrooms and a quality refitted bathroom with fitted furniture and over bath shower. Other benefits include double glazing and gas central heating. To the front is a driveway and paved area providing off road parking leading to a detached garage with electric roller door. To the rear is an enclosed paved garden with useful studio/workshop.

## Situation

The property is situated in a favoured 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 and nearby Lidl supermarket. 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:

Composite front door to:

### Entrance Hall

Stairs to first floor. Obscure glazed double doors to:

### Sitting Room

Double glazed window to front. Radiator. Understairs cupboard. Opening through to:

### Dining Room

Radiator. Glazed doors and side panels to Conservatory.

### Kitchen

Double glazed window to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Worksurfaces with upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Gas cooker. Dishwasher. Washing machine. Cupboard housing Vaillant boiler.

## Conservatory

uPVC double glazed on brick built base with French doors to side. Radiator. Wood laminate flooring.

## First Floor Landing

Double glazed window to side. Access to roof space. Doors to:

### Bedroom One

Double glazed window to front. Radiator.

### Bedroom Two

Double glazed window to rear. Radiator. Cupboard housing hot water tank and immersion heater.

### Bedroom Three

Double glazed window to front. Radiator. Overstairs cupboard.

## Refitted Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with chrome mixer tap and shower attachment with concertina shower screen. Vanity wash basin with cupboard under and chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principal areas.

## Studio

Double glazed doors. Window to side. Power and light.

## Outside

## Front Garden

Driveway to garage providing off road parking. Further parking space. Steps to front door. Flower border.

## Garage

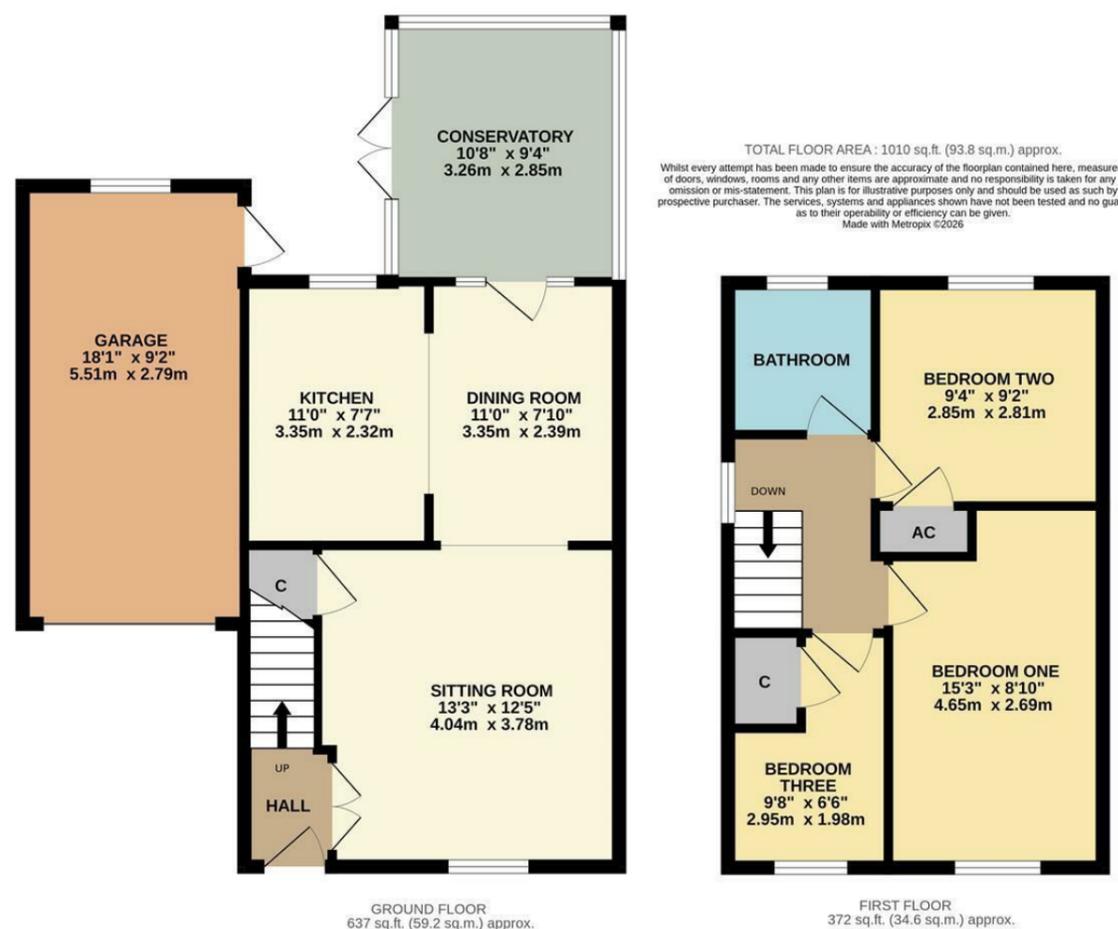
Electric roller door. Power and light. Eaves storage. Door to side.

## Rear Garden

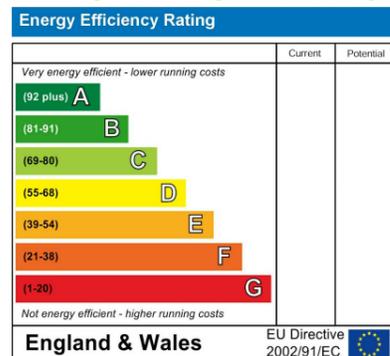
Enclosed by fencing. Patio. Gated side access. Insulated garden studio/workshop with power and light.

## Directions

From our office proceed up The Causeway over the roundabout into London Road. On the outskirts of the town turn right at the roundabout into Pewsham Way and take the first right into Lodge Road. Take the second left into Pembroke Road and follow the road turning right into Fitzwarren Close.



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

**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)