



# 2 Wishart Way, Chippenham, SN15 3FR

GOODMAN WARREN BECK

64 Market Place  
 Chippenham, Wiltshire SN15 3HG  
 Tel 01249 444449 | Fax 01249 448989  
 Email info@goodmanwb.co.uk

Fixed Asking Price £425,000

A much improved and extended four bedroom detached house situated in a cul-de-sac on the popular Pewsham development offering easy access to a wide range of amenities. Beautifully presented throughout the ground offers a stunning kitchen/dining/family room with an extensive range of high gloss units, central island and bi-fold doors to the garden. This is complimented by a sitting room with a bay window and feature electric fireplace, utility and a refitted cloakroom. The first floor boasts a master bedroom with fitted wardrobes and a refitted en-suite shower room, three bedrooms and a refitted bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a large area of block paving providing extensive off road parking. To the rear is a pleasant enclosed garden with composite decking with glass balustrade and lawn beyond.

## Situation

The property is situated in a 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 Comprises

### Recessed Porch

Obscure double glazed entrance door and side panel to:

### Entrance Hall

Stairs to first floor. Contemporary style radiator. Wood laminate flooring. Coving. Doors to:

### Refitted Cloakroom

Obscure uPVC double glazed window to front. Radiator. Wall hung wash basin with chrome mixer tap and tiled splash back. Close coupled WC. Tiled floor.

### Sitting Room

uPVC double glazed bay window to front. Radiator. Feature electric fireplace. Wood laminate flooring. Coving. Multi paned glazed door to:

### Kitchen/Dining/Family Room

Double glazed bi-fold doors to rear. Obscure double glazed door to side. Tiled floor with electric underfloor heating. Extensive range of high gloss drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Granite worksurfaces with matching upstands. Large central island incorporating a breakfast bar with undermounted sink unit with chrome mixer tap.

Built-in hob with stainless steel extractor over. Integrated dishwasher and full height fridge. Two wine fridges. Inset spotlights.

### Utility

Under stairs cupboard. Tiled floor with electric underfloor heating. Worksurface with space and plumbing for washing machine under. Further appliance space. Wall mounted cupboard.

### First Floor Landing

Access to roof space. Overstairs cupboard housing hot water tank and pump for shower. Doors to:

### Master Bedroom

uPVC double glazed window to rear. Radiator. Fitted wardrobes and overbed cupboards. Coving. Door to:

### Refitted En-Suite Shower

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Extra wide fully tiled shower cubicle. Wall hung wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls. Coving. Tiled floor.

### Bedroom Two

uPVC double glazed window to front. Radiator. Wood laminate flooring. Coving.

### Bedroom Three

uPVC double glazed window to front. Radiator. Wood laminate flooring. Coving.

### Bedroom Four

uPVC double glazed window to front. Radiator. Coving. Spotlights.

### Bathroom

uPVC double glazed window to side. Chrome ladder radiator. Panelled bath with

chrome mixer tap, shower over and shower screen. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Spotlights. Shaver point.

## Outside

### Front Garden

Extensive area of block paving providing ample off road parking. Small area of lawn with flower and shrub border. Gated side access. Garden shed.

### Garage

Up and over door. Personal door to rear. Wall mounted gas fired boiler for central heating and hot water. Power and light. Eaves storage.

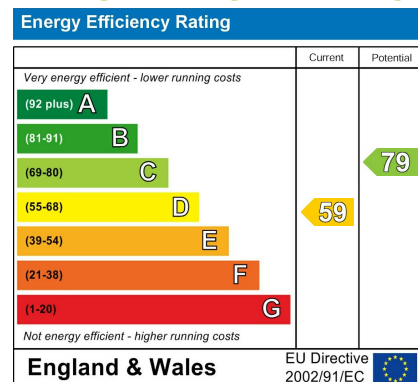
### Rear Garden

Enclosed by fencing. Composite decking providing seating area with glass balustrade and steps down to further decked seating area. Two tier lawn with shrub borders and slate chipping area.

## Directions

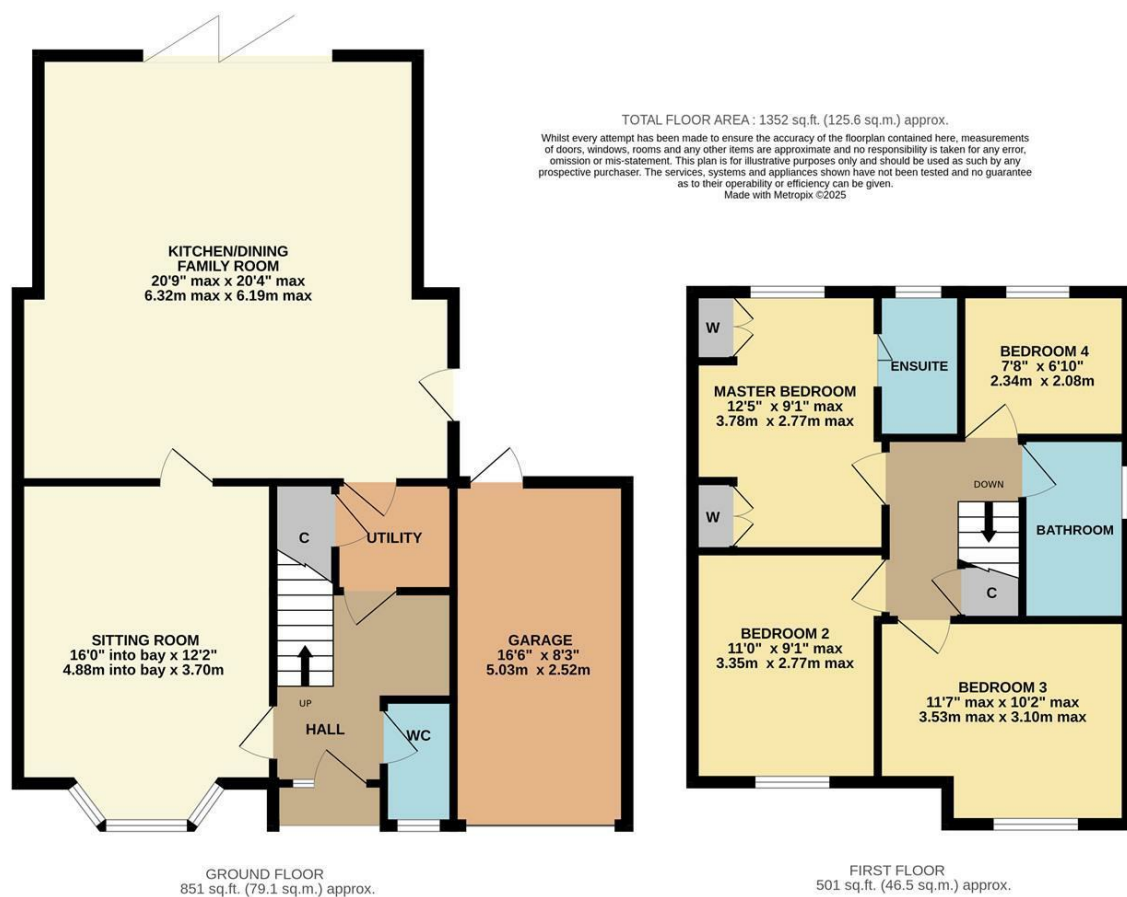
From the Market Place proceed out of town along The Causeway. Turn right at the roundabout and at the next roundabout turn left into Pewsham Way. At the second roundabout turn left into Canal Road, take the third left into Wicks Drive. Wishart Way is then the second cul-de-sac on the left hand side.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

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)