

25 Anglesey Mead, Chippenham, SN15 3UB

An extended and lovingly maintained four bedroom detached house ideally situated in the corner of this quiet cul-de-sac with a beautiful mature rear garden complete with a lovely garden office. The ground floor accommodation offers a welcoming reception hall, a good size dual aspect sitting room with feature fireplace, separate family room, large dining room opening through to the kitchen area, good size utility room and a cloakroom. The first floor boasts a generous master bedroom with an extensive range of fitted wardrobes and an en-suite shower room, three further bedrooms all with fitted wardrobes and a family bathroom with bath and separate shower cubicle. Other benefits include double glazing, gas central heating and recently installed solar panels. To the front there is plenty of off road parking with driveway and further gravelled area and an attached garage. The rear garden is a real delight enjoying a good degree of privacy and stocked with a wide range of mature trees, shrubs and flowers. The garden office has power, light and heating and a decked seating area to the front.

Situation

The property is situated in the corner of 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 Comprising:

Double glazed Entrance Door to:

Reception Hall

Stairs to first floor with cupboard under. Radiator. Coving. Doors to:

Cloakroom

Radiator. Wall hung wash basin with tiled splashback. Close coupled WC. Extractor.

Sitting Room

Double glazed Bay window to front. uPVC double glazed French doors to rear. Two radiators. Feature coal effect gas fire with brick and stone surround and wooden mantle. Coving.

Family Room

uPVC double glazed window to front. Radiator. Coving.

Dining Room

uPVC double glazed French doors and side panels to rear. Radiator. Spotlights. Tiled floor. Door to Utility. Opening to:

Kitchen

uPVC double glazed window to rear. Tiled floor. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splash backs. Inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel five ring gas hob with stainless steel extractor over. Built-in stainless steel eye level double oven. Space and plumbing for dishwasher. Space for fridge/freezer. Larder cupboard. Water softener and waste disposal.

Front Garden

Ample off road parking with driveway leading to garage and parking area. Further gravelled area. Path to gated side access to rear garden.

Garage

Up and over door. Power and light. Eaves storage.

Rear Garden

A beautiful mature garden enclosed by fencing and hedging and enjoying a great degree of privacy. Large patio area. Lawn with well stocked flower and shrub borders. Gazebo. Area to side with shed and greenhouse. Raised vegetable beds. Outside tap. Path to gated access.

Garden Office

Timber construction with three windows and double doors. Electric heater. Decked seating area to front.

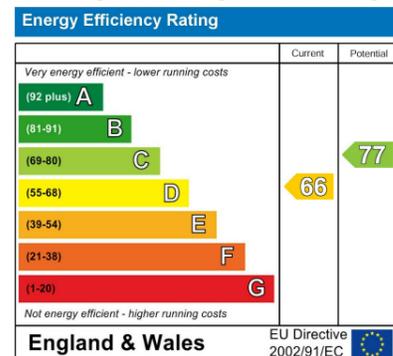
Directions

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.

Agents Note

There is an improvement indicator against the council tax band for this property.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

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Price Guide £520,000

Utility Room

uPVC double glazed window to rear. uPVC double glazed door to side. Radiator. Tiled flooring. Cupboard base units and wall mounted cupboards. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit. Space and plumbing for automatic washing machine. Space for tumble drier. Wall mounted boiler for central heating and hot water.

First Floor Landing

Access to part boarded roof space with ladder and light. Cupboard housing hot water tank and immersion heater. Doors to:

Master Bedroom

uPVC double glazed window to rear. Radiator. Extensive range of fitted wardrobes. Door to:

EnSuite Shower Room

Obscure uPVC double glazed window to front. Chrome ladder radiator. Corner shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls. Spotlights. Extractor.

Bedroom Two

uPVC double glazed window to front. Radiator. Built-in wardrobes.

Bedroom Three

uPVC double glazed window to rear. Radiator. Built-in wardrobe.

Bedroom Four

uPVC double glazed window to front. Radiator. Built-in wardrobe. Fitted overbed cupboards.

Bathroom

Obscure uPVC double glazed window to rear. Pedestal wash basin with chrome mixer tap. Separate shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Fully tiled walls. Spotlights. Extractor. Contemporary style radiator.

Outside



TOTAL FLOOR AREA: 1556 sq.ft. (144.5 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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