

# 9 Thomas Mead, Chippenham, SN15 3YS

A modern three/four bedroom detached house pleasantly tucked away in a cul-de-sac on the popular Pewsham development and offered for sale with NO ONWARD CHAIN. The spacious accommodation on the ground floor offers a reception hall, sitting room with feature fireplace, separate dining room with patio doors to the garden, study, kitchen/breakfast room with a range of fitted units, utility room, cloakroom and a converted garage creating an extra family room/bedroom. The first floor originally offered four bedrooms but has seen slightly reconfigured to offer a master bedroom with dressing room and an en-suite shower room, two further bedrooms both with a range of fitted wardrobes and a family bathroom. Other benefits include double glazing and gas central heating. To the front is a low maintenance garden with double width driveway providing off road parking leading to a c.26' garage. To the rear is an enclosed garden with full width patio and lawn beyond.

## 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:

uPVC double glazed entrance door and side panels to:

### Reception Hall

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

### Cloakroom

Radiator. Wall hung washbasin with tiled splashback. Close coupled WC. Extractor.

### Sitting Room

uPVC double glazed window to front. Two radiators. Feature electric fireplace with marble inset and hearth and wooden surround. Coving. Opening to:

### Dining Room

Double glazed sliding patio doors to rear. Radiator. Coving.

### Study

uPVC double glazed window to front. Radiator.

### Kitchen/Breakfast Room

uPVC double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in gas hob with extractor over. Built-in eye level double oven. Door to:

## Outside

### Front Garden

Laid to gravel with path to front door and double width driveway providing off road parking for two vehicles.

### Garage

Electric up and over door. Obscure uPVC double glazed window to rear. Cupboard base units and wall mounted cupboards. Rolled edge worksurfaces with single bowl single drainer stainless steel sink unit. Space and plumbing for automatic washing machine. Further appliance space. Power and light. Eaves storage.

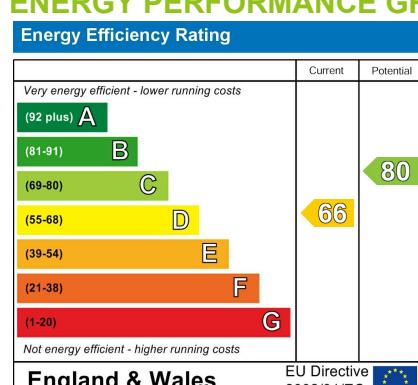
### Rear Garden

Enclosed by fencing. Full width patio area with lawn beyond and shrub borders. Further paved seating area. Garden shed. Outside tap. Path to gated side access.

### Directions

From the town centre proceed up The Causeway and right at the roundabout. Turn left at the next roundabout onto Pewsham Way. Take the first left at the next roundabout onto Webbington Road, continue over the mini roundabout and take the next turning right into Waters Edge. Take the second turning on the left into Thomas Mead and the property will then be found at the end of the cul-de-sac on the left hand side.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

## GOODMAN WARREN BECK

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Price Guide £475,000

### Utility Room

uPVC double glazed window to rear. Range of cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splash backs. Space and plumbing for slimline dishwasher. Space for fridge/freezer. uPVC double glazed door to garden. Access to roof space. Door to:

### Family Room/Bedroom

uPVC double glazed window to front. Radiator. Access to roof space. Door to garage.

### First Floor Landing

Cupboard housing hot water tank and immersion heater. Doors to:

### Master Bedroom

uPVC double glazed window to front. Radiator. Fitted wardrobes, over bed cupboards and drawer units. Access to roof space. Doors to:

### Dressing Room

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

### EnSuite Shower Room

Obscure double glazed window to front. Radiator. Shower cubicle. Vanity wash basin. Close coupled WC. Tiling to principal areas. Tiled floor.

### Bedroom Two

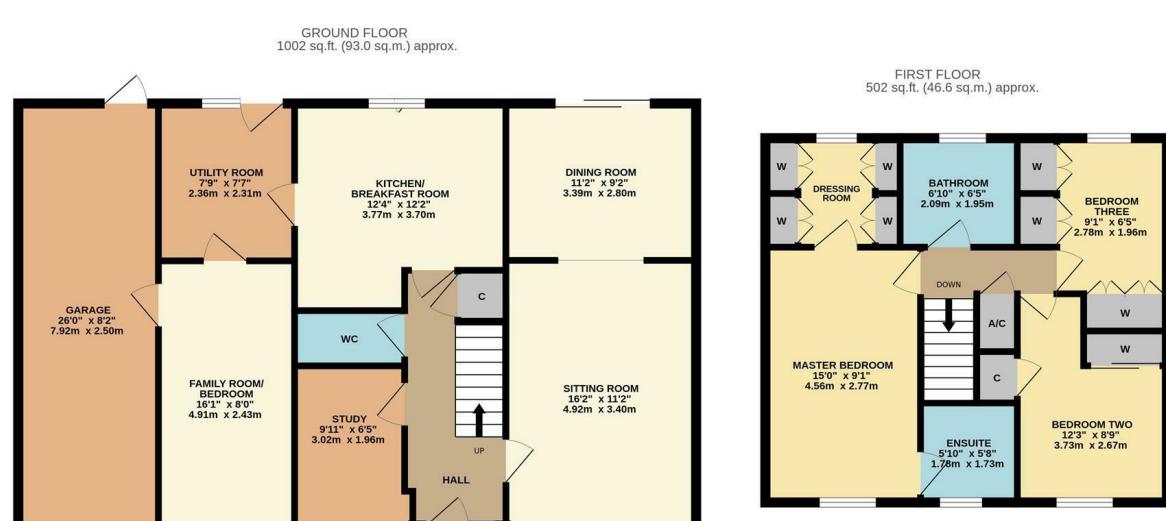
uPVC double glazed window to front. Radiator. Fitted wardrobes. Storage cupboard.

### Bedroom Three

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

### Bathroom

Obscure uPVC double glazed window to rear. Radiator. Panelled bath with chrome mixer tap and shower over with screen. Tiling to principal areas. Pedestal wash basin with tiled splashbacks. Close coupled WC. Tiled floor. Extractor.



TOTAL FLOOR AREA : 1503 sq.ft. (139.6 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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