



# 3 Hancock Close, Chippenham, SN15 3UZ

GOODMAN WARREN BECK

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£340,000

A deceptively spacious and well presented three bedroom semi detached house pleasantly tucked away in a small, quiet cul-de-sac within the popular Pewsham development. The accommodation is very flexible with the benefit of a ground floor double bedroom with quality refitted shower room. This is complimented by a good size sitting room with feature fireplace, a spacious kitchen/dining room with a range of fitted units and a pleasant conservatory with a tiled floor and French doors opening to the garden. The first floor boasts a large c.19' bedroom with a dual aspect, second bedroom with fitted furniture and bathroom with over bath shower. Other benefits include gas central heating, uPVC double glazed windows and uPVC fascias and soffits. The front has been fully block paved providing a generous amount of parking and gives access to garage with electric roller door, power and light. The enclosed gardens extend to the side and rear, enjoying a south westerly aspect and are laid to lawn with summerhouse, patio area, shed and greenhouse.

## Situation

The property is ideally situated in a small cul-de-sac on the edge of the popular Pewsham development. The development itself is situated on the eastern side of the town and benefits from numerous amenities to include a nursery and junior schools, doctors surgery, vets, public house, community centre, general stores etc. The town centre is c.1 mile with its numerous amenities and mainline rail station. M4 J.17 is c.4 miles north providing swift access to Swindon, Bristol, Bath etc.

## Accommodation Comprising:

Double glazed entrance door to:

## Entrance Porch

Upvc double glazed window to side. Coving. Obscure glazed door to:

## Sitting Room

Upvc double glazed window to front. Radiator. Feature fireplace with stone surround and hearth. Coving. Obscure double glazed door to:

## Inner Hall

Coving. Doors to Sitting Room, Bedroom, Shower Room and obscure glazed door to Kitchen/Dining Room.

## Kitchen/Dining Room

Two Upvc double glazed windows to rear. Two radiators. Tiled floor to Kitchen area. Oak flooring to Dining Area. Range of high gloss drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space for cooker with stainless steel extractor over. Space and plumbing for automatic washing

## Externally

### Front Garden

Fully block paved providing ample off road parking.

### Garage

Electric roller door. Upvc double glazed window to side. Power and light. Eaves storage.

### Rear & Side Garden

Enjoying a south westerly aspect. Fully enclosed by fencing with gated side access to front. Patio area with lawn beyond. Flower and shrub borders. Raised vegetable beds. Summer house with patio area. Garden shed and greenhouse, both with power and light. Outside tap and power point. Bin storage area.

## Directions

From the town centre proceed up The Causeway then right at the roundabout. At the next roundabout turn left onto Pewsham Way then left at the next roundabout into Webbington Road. At the junction turn left into Canal Road then at the next roundabout turn left into Lodge Road, then first left into Danes Close, turn right into Crown Close and Hancock Close can be found towards the end of the road.

machine. Space for slimline dishwasher. Space for fridge freezer. Stairs to first floor with cupboard under. Storage cupboard. Door to:

## Conservatory

Upvc double glazed on brick built base with French doors to side. Insulated cladded roof. Tiled floor with underfloor heating. Electric radiator. Telephone point.

## Bedroom/Reception Room

Upvc double glazed window to front. Radiator. Coving.

## Shower Room

Corner shower cubicle. Vanity wash basin with cupboard under and chrome mixer tap. Close coupled WC with concealed cistern. Fully tiled walls and floor. Illuminated anti mist mirrored bathroom cabinet. Spotlights. Extractor.

## First Floor Landing

Upvc double glazed window to side. Access to fully boarded roof space with light and ladder. Doors to:

## Bedroom One

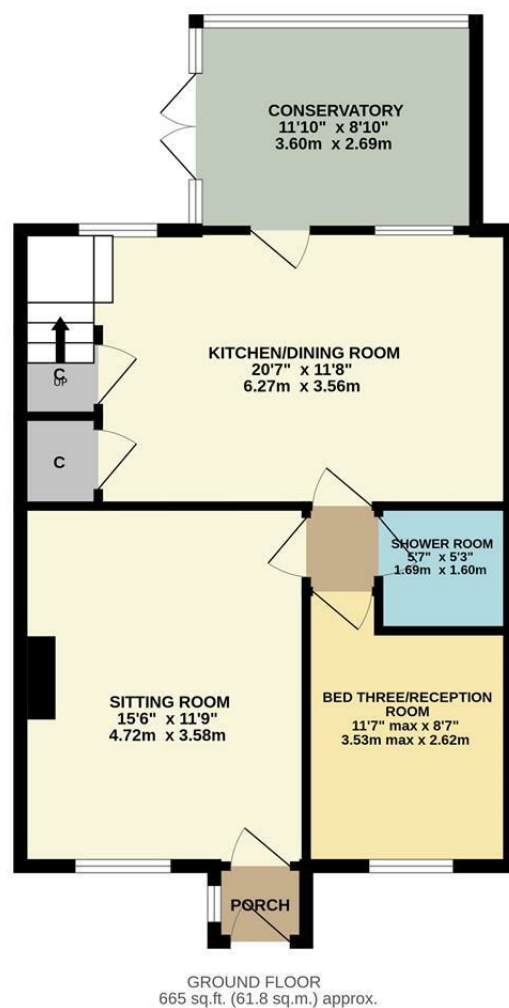
Skylights to front and rear. Radiator. Chrome ladder radiator. Access to eaves storage to either side. Coving.

## Bedroom Two

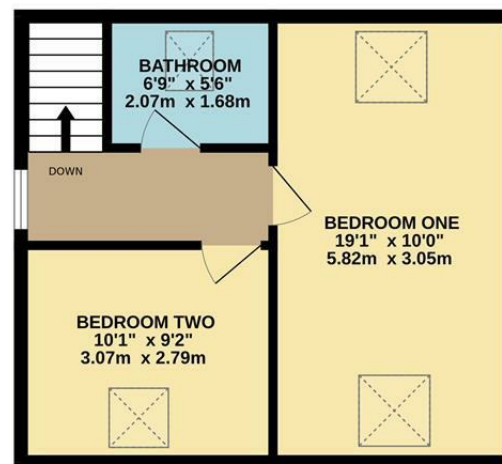
Skylight. Radiator. Fitted wardrobes, cupboard and over bed storage. Access to eaves storage. Coving.

## Bathroom

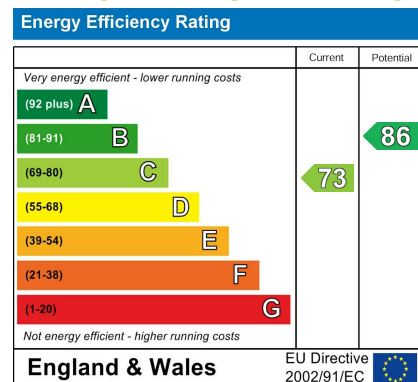
Skylight. Ladder radiator. 'P' shaped bath with chrome mixer tap and separate shower over and screen. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principle areas. Spotlights. Shaver point.



TOTAL FLOOR AREA: 1052 sq.ft. (97.8 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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## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

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