



2 Holland Close, Chippenham, SN15 3TR

GOODMAN WARREN BECK

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£395,000

An extended four/five bedroom semi detached house offering spacious and flexible accommodation situated in a cul-de-sac on the popular Pewsham development. The main feature of the ground floor is the impressive open plan kitchen/dining room with a range of fitted units and French doors to the garden. This is complimented by a sitting room, play room/fifth bedroom with shower room and useful utility room. The first floor has four bedrooms and a modern bathroom with a white suite. Other benefits include uPVC double glazing and gas central heating. To the front is a driveway and block paved area providing off road parking leading to an oversized garage. To the rear is an enclosed garden with large patio area and lawn beyond.

Situation

The property is situated in a cul-de-sac on the popular Pewsham development within walking distance of the town centre and its many amenities. The development boasts local shops, a doctors surgery, junior school, a highly regarded secondary school, public house and community centre. Chippenham mainline rail station is close by, as well as M4 J.17 c. 5 miles providing swift commuting links to Swindon, Bath and Bristol.

Accommodation Comprising:

uPVC double glazed door to:

Entrance Porch

Glazed door to:

Sitting Room

uPVC double glazed window to front. Glazed doors and side panels to Kitchen. Stairs to first floor. Radiator. Stairs to first floor. Wood laminate flooring.

Open Plan Kitchen/Dining Room

uPVC double glazed doors to rear. uPVC double glazed windows to three sides. Radiator. Fitted with a range of matching wall and base units. One and a half bowl stainless steel sink drainer inset to work surfaces with upstands. Peninsular breakfast bar. Integrated eye level double oven. Five ring gas hob with cooker hood over. Integrated dishwasher. Fridge & freezer. Wall mounted boiler. Wood laminate flooring. Under stairs cupboard. Door to:

Utility Room

Velux window. Doors to Kitchen, Study, Garage and Play Room. Fitted with a matching range of wall and base units. Stainless steel single drainer sink unit with

chrome mixer tap inset to work surfaces with upstands. Space and plumbing for automatic washing machine. Wood laminate flooring. Spotlights. Extractor fan. Wood laminate flooring.

Play Room/Bedroom

uPVC double glazed window to side. uPVC double glazed door to garden. Radiator. Spotlights. Wood laminate flooring. Door to:

Shower Room

Obscure double glazed window to rear. Fully tiled shower cubicle. Vanity wash basin with chrome mixer tap and tiled splash back. Close coupled WC.

First Floor Landing

Access to roof space. Doors to;

Bedroom One

uPVC double glazed window to front. Radiator. Built in double wardrobe. Airing cupboard.

Bedroom Two

uPVC double glazed window to front, radiator.

Bedroom Three

uPVC double glazed windows to rear. Radiator.

Bedroom Four

uPVC double glazed window to rear. Radiator.

Bathroom

Light tunnel. Pannelled bath with shower over and screen. Vanity wash hand basin with chrome mixer tap. Close coupled WC. Fully tiled walls. Radiator.

Outside

Front Garden

Driveway leading to garage providing off road parking. Remainder laid to block paving.

Garage

An over sized garage with up and over single door to front and rear door to the utility room. Power and Light.

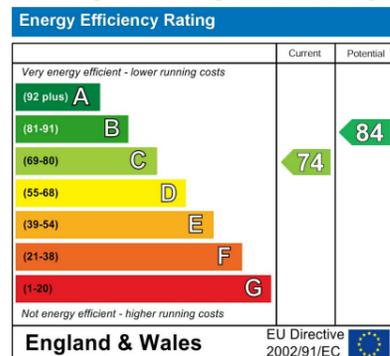
Rear Garden

Enlosed by fencing. Large two tier patio area. Laid to lawn beyond. Further gravelled area. Outside tap.

Directions

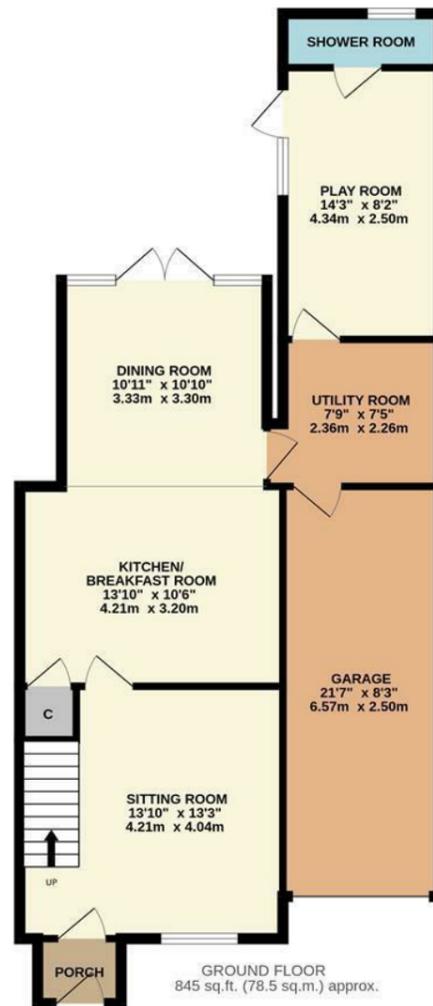
From the Market Place proceed out of town along The Causeway then over the roundabout onto London Road. Continue pass the cemetery and turn right at the roundabout onto Pewsham Way. Take the first right into Lodge Road and then first left into Monks Way, then second left into Holland Close.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 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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