



# 28 Webbington Road, Chippenham, SN15 3GA

GOODMAN WARREN BECK

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£450,000

A much improved and beautifully presented four bedroom property on the popular Pewsham development, within walking distance to the town centre and mainline station with bus links, amenities and schools close by. The ground floor offers a welcoming entrance hall, cloakroom and open plan kitchen/dining room with high spec appliances and quartz worktops. A spacious sitting room with doors leading into the rear garden. The first floor has a bright sizeable landing to three bedrooms plus the master bedroom with a refitted en-suite and large walk in shower. The family bathroom has also been refitted to include a freestanding bath with fitted smart television. There is an integral garage but also has ample parking on the driveway. The garden has tiered levels with seating and home bar area.

## Situation

The property is situated on the popular Pewsham development with its extensive range of amenities to include nursery and primary schools and a highly regarded secondary school, doctors surgery, public house, general stores, community hall etc. An adjacent pathway leads to the nearby play area and to the town centre c.½ mile and 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:

Composite contemporary style entrance door to:

### Entrance Hall

Contemporary radiator. Stairs to first floor with pull out storage drawer under. Engineered wood flooring. Doors to cloakroom, Kitchen/Dining Room and Sitting Room.

### Kitchen/Dining Room

Double glazed window to front. Refitted with a range of matching wall and base units comprising of cupboards and drawers. Quartz worksurface with matching upstands. Undermounted sink unit with mixer tap. Fitted with a range of high spec integrated appliances to include induction hob with extractor over, Two single ovens and wine fridge. Tiled floor to Kitchen area. Breakfast bar with storage under. The Dining area has engineered wood flooring. French doors and side panel leading to the conservatory. Contemporary radiator.

### Conservatory

Door to garden.

### Sitting Room

Patio doors leading to rear garden. Double glazed window to rear. Radiator.

## Rear Garden

Terraced garden with steps up to lawn and further steps up to decked seating area and garden shed/bar area. Enclosed by wall and timber fencing.

## 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. The property will then be found on the left hand side before the junction with Rumble Dene.

## First Floor Landing

Double glazed window to side. Airing cupboard. Access to partially boarded roof space with pull down ladder and light. Radiator.

## Master Bedroom

Double glazed window to rear. Radiator. Door to Ensuite.

## Refitted Ensuite

Obscure double glazed window to side. Large walk-in shower cubicle with rainfall shower. Low level WC with concealed cistern. Vanity wash basin. Contemporary Radiator.

## Bedroom Two

Double glazed window to rear. Built-in wardrobes. Radiator.

## Bedroom Three

Double glazed window to front. Radiator.

## Bedroom Four

Double glazed window to front. Radiator. Decorative wood panelling to one wall.

## Refitted Bathroom

Obscure double glazed window to side. Freestanding bath and taps with shower attachment. Smart television built into wall. Close coupled WC with concealed cistern. Counter top wash basin with chrome mixer tap set on vanity drawer unit. Mirror light. Tiling to principal areas.

## Outside

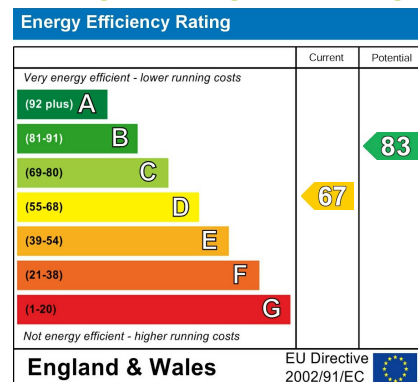
## Front Garden

Driveway for ample parking leading to garage. Area of lawn. Gated access to rear garden.



TOTAL FLOOR AREA: 1328 sq.ft. (123.3 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: E

Tenure: Freehold

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