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ESTATE AGENTS



Webbington Road, Pewsham

Price Guide £310,000

An attractive three bedroom detached family home set in an ideal location on the Pewsham development for easy access to shops and schools. The extended accommodation is modern & well presented throughout and briefly comprises; canopy porch, entrance hall, cloakroom, sitting room, dining room, kitchen and an impressive conservatory to the ground floor. The first floor provides; master bedroom with en-suite shower, two further bedrooms and family bathroom. Externally there are front and rear gardens, single attached garage and driveway parking. An internal viewing is highly recommended. NO Onward Chain.

Situation - Pewsham

The property is most conveniently located on the popular Pewsham development to the South East of the town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school and public house. There is a shopping parade with convenience store, chemist and takeaway. Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Accommodation

With approximate measurements the accommodation comprises:

Ground Floor

Canopy Porch

With tiled canopy, door to...

Entrance Hall

With upvc double glazed door and window to front, doors to cloakroom and sitting room, carpeted stairs to the first floor landing, under stairs cupboard, radiator, tiled flooring.

Cloakroom

With upvc double glazed window to front, two piece white suite comprising; low level w/c and vanity wash hand basin, radiator, tiled flooring.

Sitting Room 4.62m x 3.35m (15'2" x 11')

With double glazed sliding patio doors to rear conservatory, doors to entrance hall and dining room, gas fired coal effect stove inset to carved stone fireplace, radiator, carpeted flooring.

Dining Room 2.62m x 2.59m (8'7" x 8'6")

With upvc double glazed window to front, open to kitchen, door to sitting room, radiator, tiled flooring.

Kitchen 2.64m x 2.62m (8'8" x 8'7")

With internal double glazed window and door to rear conservatory, open to dining room, fitted kitchen offering a matching range of wall, base and display units, one and a half bowl sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring gas hob with cooker hood over, space and plumbing for automatic washing machine, integral dishwasher, space for fridge freezer, tiled flooring.

Conservatory 6.38m x 3.25m max (20'11" x 10'8" max)

A light, airy and spacious conservatory with upvc double glazed windows to three sides, french doors open onto the rear garden and further door to side, doors lead to the sitting room and kitchen, power and light, laminate flooring.

First Floor

Landing

With carpeted stairs rising from the entrance hall, doors to main rooms and bathroom, access to loft space.

Master Bedroom 3.63m x 2.69m (11'11" x 8'10")

With upvc double glazed window to front, radiator, carpeted.

En-Suite Shower Room 1.68m x 1.60m (5'6" x 5'3")

With obscured upvc double glazed window to rear, fitted with a three piece white suite comprising; shower cubicle, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, radiator, extractor fan, vinyl flooring.

Second Bedroom 3.43m x 2.34m (11'3" x 7'8")

With upvc double glazed window to front, built-in airing cupboard housing the refitted Worcester gas fired combination boiler, radiator, carpeted.

Third Bedroom 2.92m x 2.34m (9'7" x 7'8")

With upvc double glazed window to rear, radiator, carpeted.

Family Bathroom 2.01m x 1.68m (6'7" x 5'6")

With obscured upvc double glazed window to rear, fitted with a three piece white suite comprising; shower/bath with shower over, vanity wash hand basin and low level w/c, all with chrome fittings, part tiling, radiator, extractor fan, vinyl flooring.

Externally

Front Garden

The front garden has mainly been given over to driveway parking with a small mature and decorative planted area which could give way to a further parking space if required. Path to front door and gated access into rear garden.

Rear Garden

The rear garden is mainly laid to lawn with mature tree, flower and shrub borders, timber shed, gated access to front and access to rear of garage.

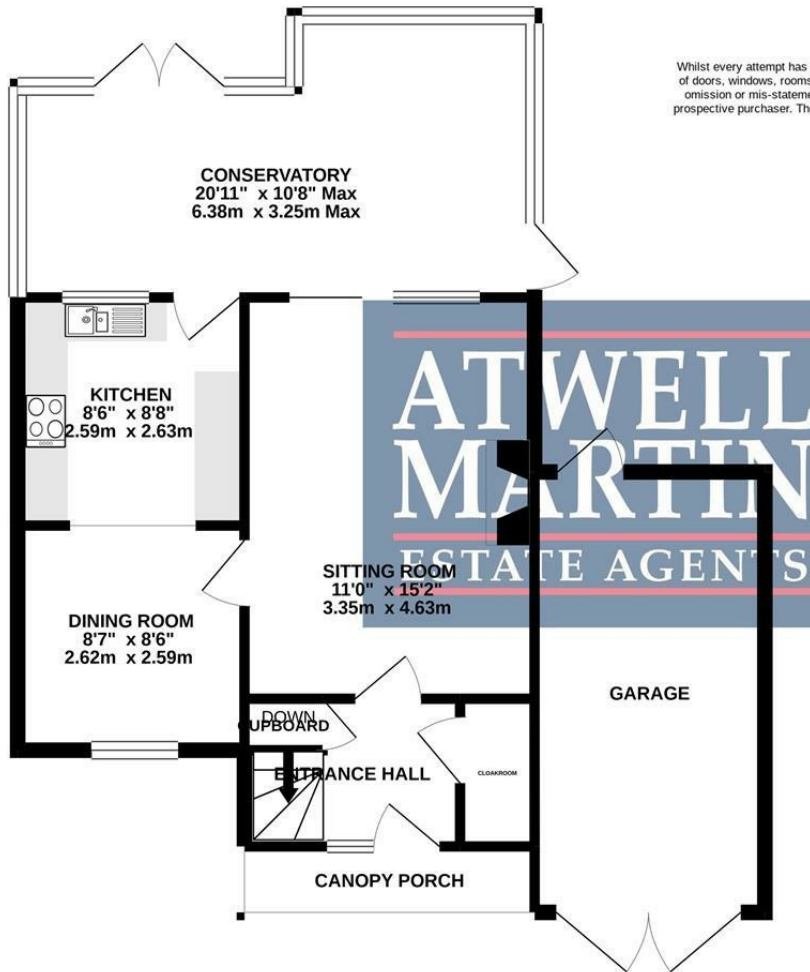
Attached Garage & Driveway

Attached single garage with double doors to front and door to rear, driveway parking to front offers two off road parking spaces side by side.



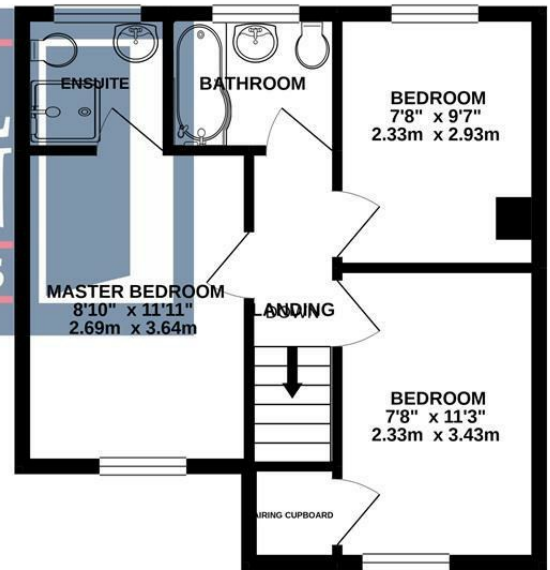


GROUND FLOOR



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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1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing