



9 Blackthorn Mews, Chippenham, Wiltshire, SN15 3PG
£425,000

A well presented, four bedroom, en suite modern detached house located on the popular development of Pewsham. The property has PP to extend application No: 15/00124/FUL. A particular feature of the property is the large garden to the rear, laid mainly to lawn with stone shingled areas, to the side is a detached double garage with parking for several cars. The property boasts a modern fitted kitchen/diner with integrated fittings. Further benefits include double glazing and gas central heating. A fabulous family home.

- **Modern Detached House**
- **Four Bedrooms & En Suite**
- **Cloakroom & Utility**
- **Living Room & Kitchen / Diner**
- **Gas C.H & D.GI**
- **Large Rear Garden**
- **Double Garage & Parking**
- **P.P. 15/00124/FUL**

Porch 4'06" x 3'0" (1.37m x 0.91m)

UPVC door to front, further door leads into entrance hallway.

Entrance Hallway

Porcelain tiled floor, stair case to first floor, under stairs cupboard, door to side and garden.

Cloakroom

Double glazed window, W.C. Hand basin, radiator.

Living Room 19'04" x 12'11" (5.89m x 3.94m)

Double glazed window to front, double glazed French doors to garden, cast iron fireplace with stone surround, radiator.

**Kitchen / Diner 19'11" x 9'10" (6.07m x 3.00m)**

Double glazed window to rear, double glazed French doors to garden, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, integrated fridge/freezer, integrated dishwasher, inset five burner gas hob with cooker hood, fitted electric oven, water softener, recessed spotlights

**Diner****Utility Room 6'4" x 5'02" (1.93m x 1.57m)**

Double glazed window, laminated work tops with plumbing and space for both washing machine and tumble dryer under, wall mounted gas boiler, radiator.

Landing

Doors to all bedrooms and bathroom, access to loft.

Bedroom One 13'03" x 11'11" (4.04m x 3.63m)

Double glazed window to rear, radiator, built in wardrobes, door to en suite.

**En Suite Shower**

Double glazed window, walk in shower, W.C. Pedestal hand basin.

Bedroom Two 10'03" x 9'01" (3.12m x 2.77m)

Double glazed window, radiator, built in wardrobes.



Bedroom Three 10'04" x 10'0" (3.15m x 3.05m)
Double glazed window, radiator.

Bedroom Four 9'01" x 7'04" (2.77m x 2.24m)
Double glazed window, radiator.

Family Bathroom

Double glazed window, panelled bath, tiled shower cubicle, pedestal hand basin, W.C. Wall mounted towel style radiator.

Outside



Front & Side

To the front of the property is mature hedging with access to the detached double garage and an area providing off road parking for several cars.



Rear

A particular feature of the property is the large garden which is fenced, laid mainly to lawn with stone shingled areas, mature tree and side access.



Double Garage

Separate double garage with power and over eaves storage.



Tenure

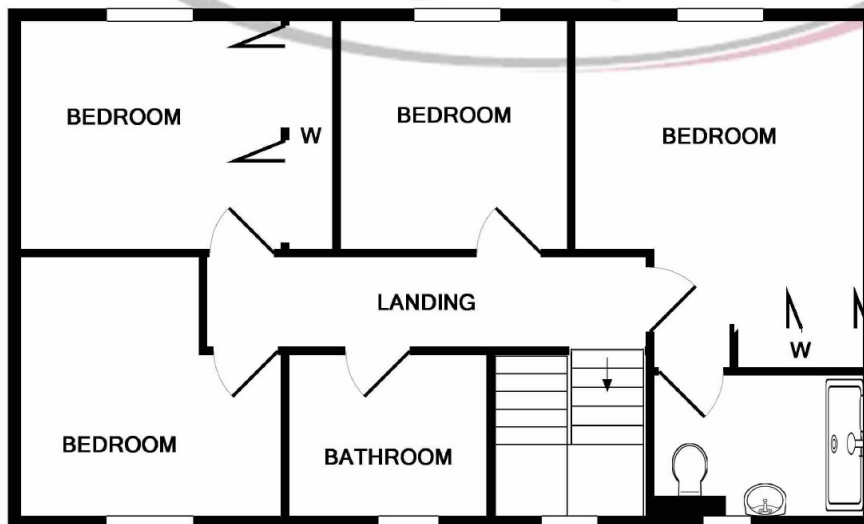
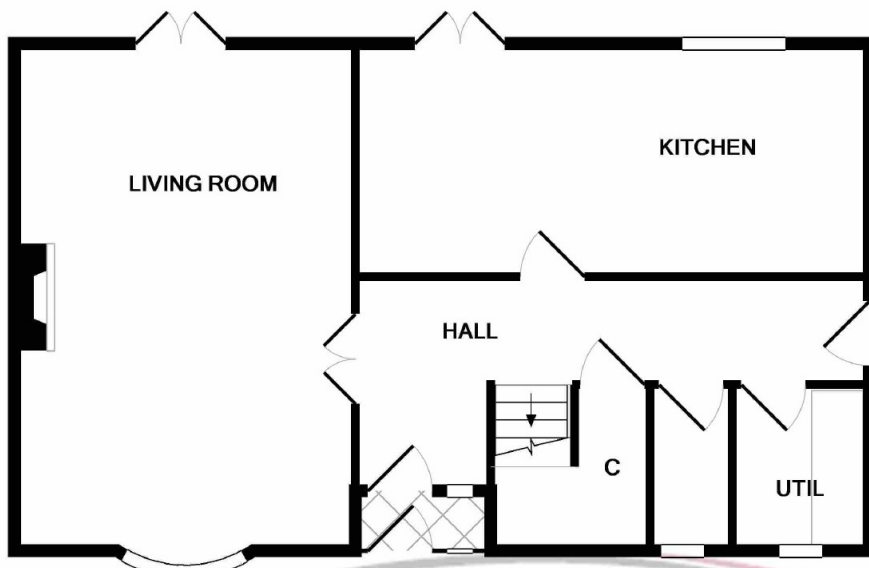
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

Opening Times

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

Viewing

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



"Local Knowledge Quality Service"

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