



7 Penny Lane, Chippenham, Wiltshire, SN15 3SS
£295,000

A well presented extended and individual home providing flexibility in living as well as generous gardens located in a cul de sac within the Pewsham development. There are two reception rooms along with a 18' x 14'10" kitchen/dining room on the ground floor. On the first floor a 18'02" x 14'09" master bedroom with dressing room along with two further bedrooms. VIEWING ADVISED.

- **Extended & Individual Home**
- **Three Bedrooms**
- **Two Reception Rooms**
- **Kitchen/Dining Room**
- **Family Bathroom**
- **Generous Gardens**
- **Parking**
- **VIEWING ADVISED**

Front Photo



Entrance Hall

Double glazed front door, double glazed window to the side, radiator, store cupboard, bamboo flooring and door to the sitting room.

Sitting Room 15'4" x 11'05"

Double glazed window to the front, double glazed window to the rear, radiator, bamboo flooring, electric fireplace and door to the lounge.



Lounge 15' x 13'04" (4.57m x 4.06m)

Double glazed patio doors to the rear, double glazed window to the rear, radiator, electric fire, stairs to the first floor and opening in to the kitchen/dining room. Patio doors to garden.



Kitchen/Dining Room 18' x 14'10" (5.49m x 4.52m)

Double glazed window to the rear, double glazed window to the side and door to the garden, range of floor and wall mounted units with central island, stainless steel sink and drainer, plumbing for a washing machine, space for a tumble dryer, plumbing for a dishwasher, space for a fridge/freezer, 'Rangemaster' cooker with five ring gas hob, electric hotplate, two ovens, grill and storage. Water Softener. Space for a table and chairs.



Landing

Double glazed window to the front, airing cupboard, loft access, doors to the bedrooms and bathroom.

Master Bedroom 18'02" x 14'09" (5.54m x 4.50m)

Double glazed doors with Juliet style balcony, double glazed window to the side, radiator, part carpeted and part bamboo flooring. An opening leads through to a dressing area (11'01" x 5'11") with two storage cupboards and double glazed window to the rear.



Bedroom Two 9'10" x 6'02" Minimum (3.00m x 1.88m Minimum)

Double glazed window to the rear, radiator and over stairs storage cupboard.



Bedroom Three 8'07" x 6'10" Maximum (2.62m x 2.08m Maximum)
Double glazed window to the front, radiator. A storage cupboard from the landing cuts in to this bedroom.

Bathroom 8'08" x 6'11" (2.64m x 2.11m)
Light Tube, spotlighting, towel radiator, tiled floors, part tiled walls and tiled bath surround. Bath, toilet and wash hand basin with full wall vanity storage, underfloor heating.



Gardens
A particular feature of this home is the garden. Providing an array of mature trees, shrubs and plants with areas of patio and raised decking connected by sweeping pathways and surrounded by lawn. There is a summer house used as a snug (12'03" x 9'04") and bar by the current owner with power, light and covered seating.



Summer House
With covered seating area.



Decking

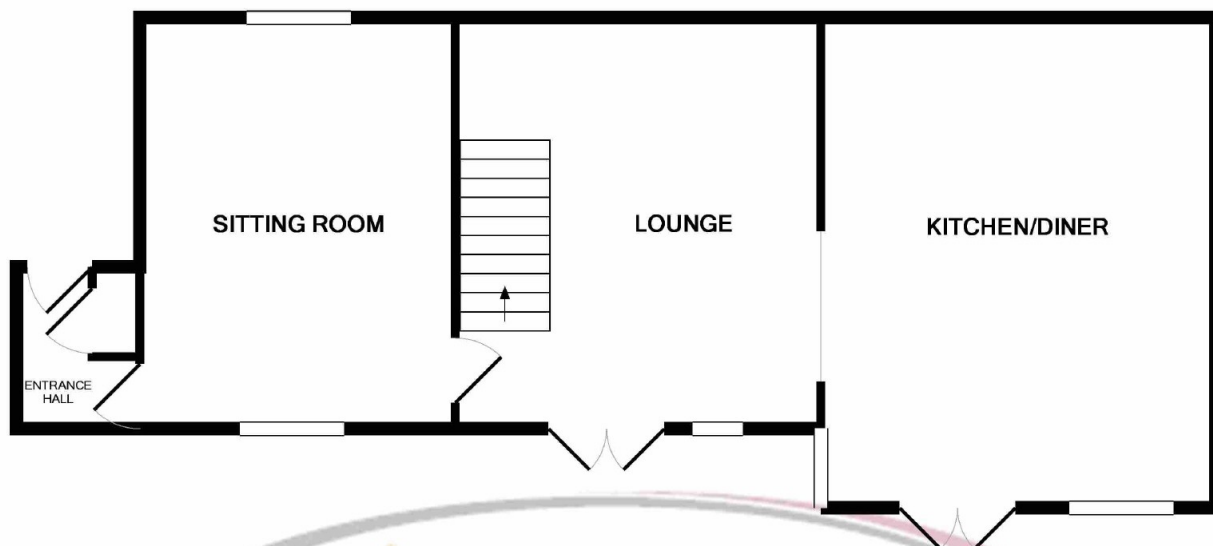


Parking
Driveway and allocated parking for three cars.

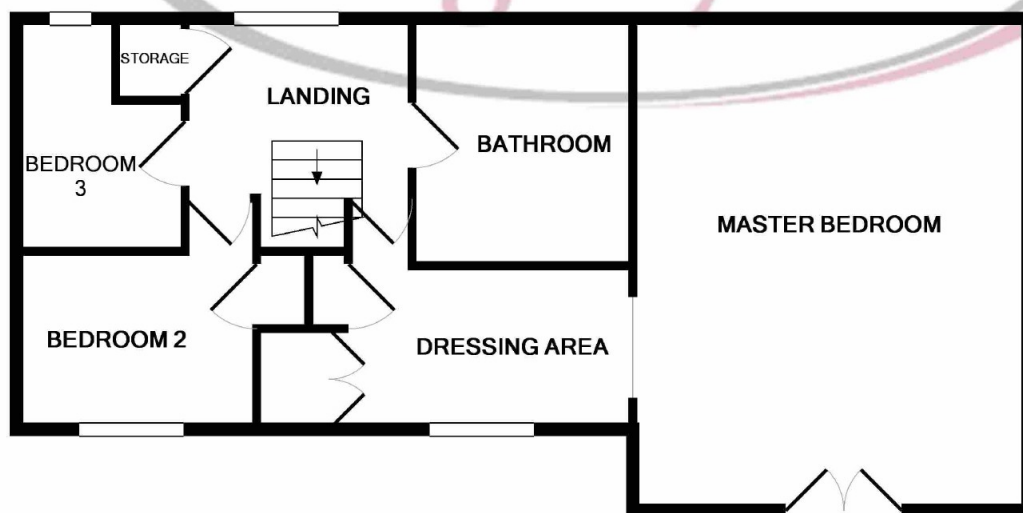
Tenure
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

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

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



GROUND FLOOR
APPROX. FLOOR
AREA 657 SQ.FT.
(61.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1253 SQ.FT. (116.4 SQ.M.)

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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	84
B (81-91)	
C (69-80)	68
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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	
A (92-100)	81
B (81-91)	
C (69-80)	63
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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.

Kingsley Pike

"Local Knowledge Quality Service"

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