



⑨ 4 Hawkins Close, Chippenham, Wiltshire, SN15 3SJ

⌚ Price Guide £375,000

An immaculately presented, recently extended, three bedroom semi-detached house with off street parking for three vehicles plus a single garage. The property occupies a quiet position within a cul-de-sac location on the popular Pewsham residential development and has been greatly improved by the current owner.

- Beautifully Presented
- Recently Extended
- Semi-Detached
- Three Bedrooms
- Quiet Cul-De- Sac
- Popular Residential Development
- Front & Rear Gardens
- Ample Parking & Garage
- Conservatory
- Close to Local Amenities

❖ Freehold

㉚ EPC Rating C



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The beautiful accommodation briefly comprises; entrance hall with w/c and utility area providing access to the side of the property. The kitchen/breakfast room boasts a bespoke fitted kitchen with integrated appliances, pull-out larder and porcelain tiled floor. The sitting/dining room is a great size with feature ornamental wood burner providing access to the conservatory that in turn leads out to the rear garden. The hallway and sitting/dining room have luxury "Karndean" flooring and there are Oak doors fitted throughout the property.

Situated to the first floor are three bedrooms and a stunning shower room. Bedrooms one and two benefit from enjoying fitted wardrobes.

Externally, there are front and rear gardens. To the front, there is a lawn area, to the rear, the pretty garden has been landscaped with external lighting, patio, lawn and shingle seating area.

The property is in first class order and a viewing is highly recommended.

#### **Situation**

The property is located within Pewsham residential development which has a local primary school, a mini supermarket, public house, chemist, doctors surgery and Chinese takeaway. Pewsham is only a short distance from the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; C

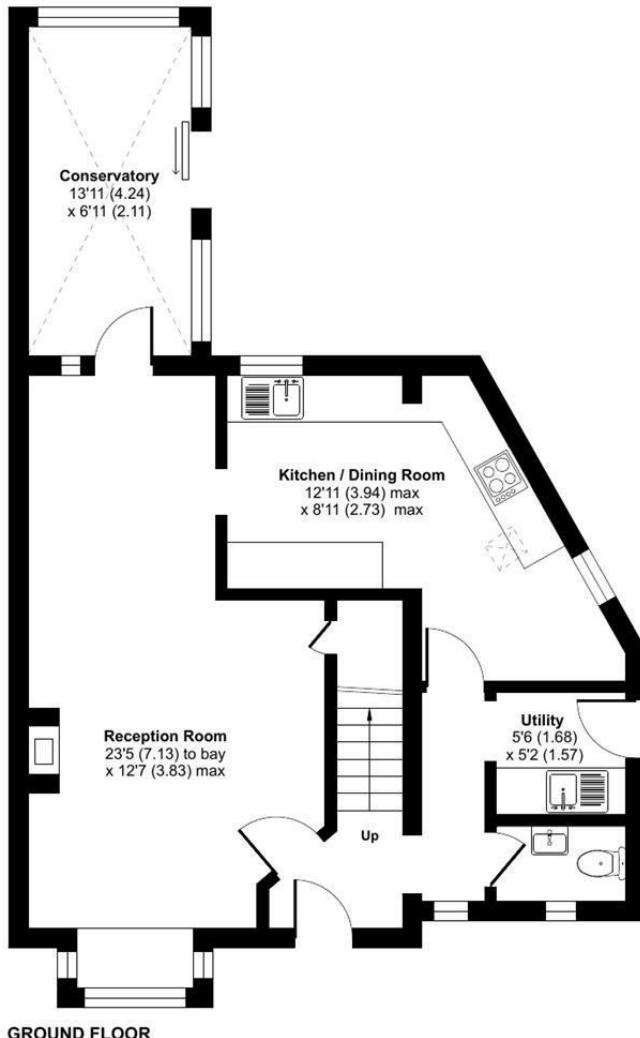
Freehold

Mains Electricity, Water & Drainage

Gas Central Heating

EPC Rating; C





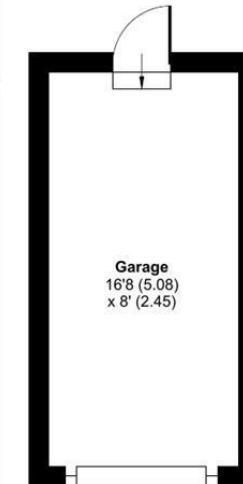
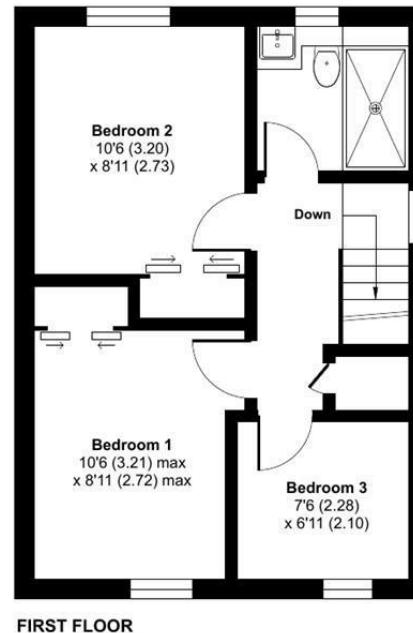
## Hawkins Close, Chippenham, SN15

Approximate Area = 1027 sq ft / 95.4 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1161 sq ft / 107.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Strakers. REF: 1328304

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