



📍 61 Bolts Croft, Chippenham, Wiltshire, SN15 3GQ

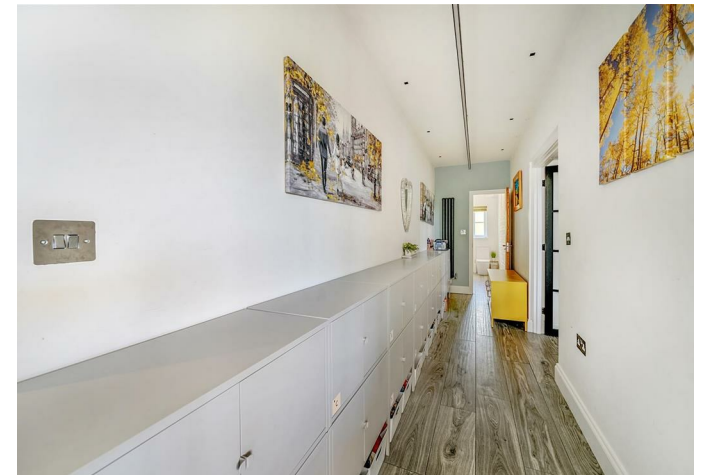
🔗 Offers In Excess Of £400,000

A stunning, high-specification four double bedroom semi-detached townhouse, offering sympathetically improved and extended accommodation, and benefitting from two receptions, three bathrooms, private garden, single garage and driveway parking, superbly positioned at the end of a popular cul-de-sac, on the Pewsham development.

- Modern Semi-Detached Townhouse
- Symathetically Improved, High-Specification
- Extended Accommodation
- Beautifully Presented Throughout
- Four Double Bedrooms
- Two Reception Rooms
- Two En-Suites & Family Bathroom
- Private, Enclsd Garden
- Garage & Driveway Parking
- Popular Cul-De-Sac on Pewsham Development

🏠 Freehold

🏠 EPC Rating C



A contemporary, high-specification four bedroom semi-detached townhouse, superbly positioned in the corner of a popular cul-de-sac, within the highly desirable Pewsham development. The property has been extended and significantly improved by the current owners, to create a beautifully-presented home, with spacious and versatile living arrangement.

The accommodation is arranged over three levels, and briefly comprises; free flowing, open-plan kitchen / sitting / dining area, with utility cupboard, large storage hallway, superb garden room / lounge, and cloakroom, to the ground floor. On the first floor is the generous principal bedroom, with fitted wardrobes and stylish en-suite shower room, the fourth bedroom, and the modern family bathroom. On the top level are two additional double bedrooms, one of which benefits from another stylish en-suite shower room.

Externally the property benefits from a private, enclosed rear garden, recently appointed block paved front garden, garage and off-road driveway parking.

Additional benefits include:

- New Boiler in 2024, with Hive Heating System
- New Air Conditioning Units in the Four Bedrooms and Garden Room
- Newly Appointed Kitchen

Situation

The property is superbly positioned within a 6 minute walk to Lidl, a 14 minute walk of Chippenham High Street. and 25minute walk to the Railway Station. The Pewsham development itself is to the south east of Chippenham town centre. Pewsham itself has an excellent range of local amenities to include shopping parade with take away and convenience store plus a chemist. In addition there is a surgery, public house, primary school and secondary school. The town centre of Chippenham offers a range of amenities to include High Street retailers and in addition there are supermarkets and retail parks within the town. There are a wide range of primary schools and secondary schools plus there is a regular main line rail service from Chippenham to London(Paddington) and the west country. The M4 motorway is accessible via Junction 17 to the north of the town and offers access to the regional centres of Bristol, Bath and Swindon.

Property Information

Council Tax Band; D

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Fired Central Heating

EPC Rating; C



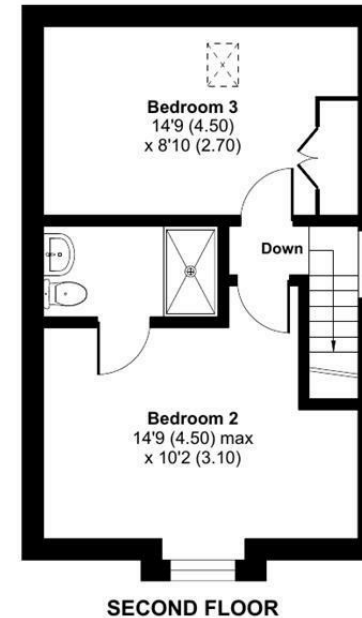
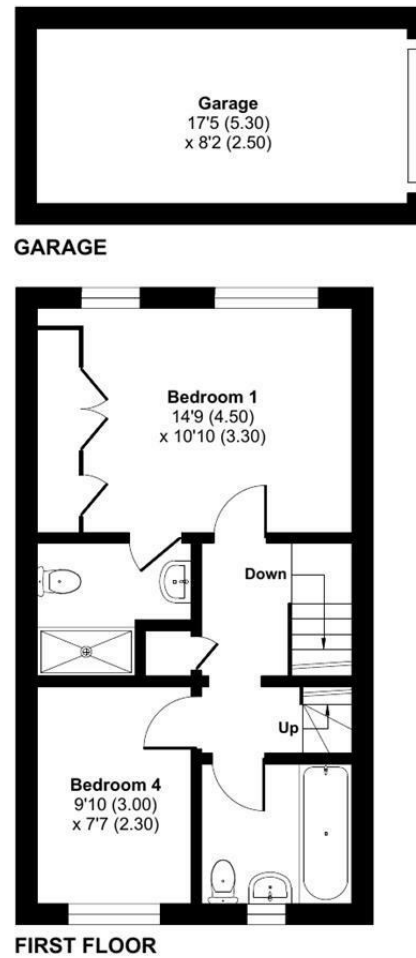
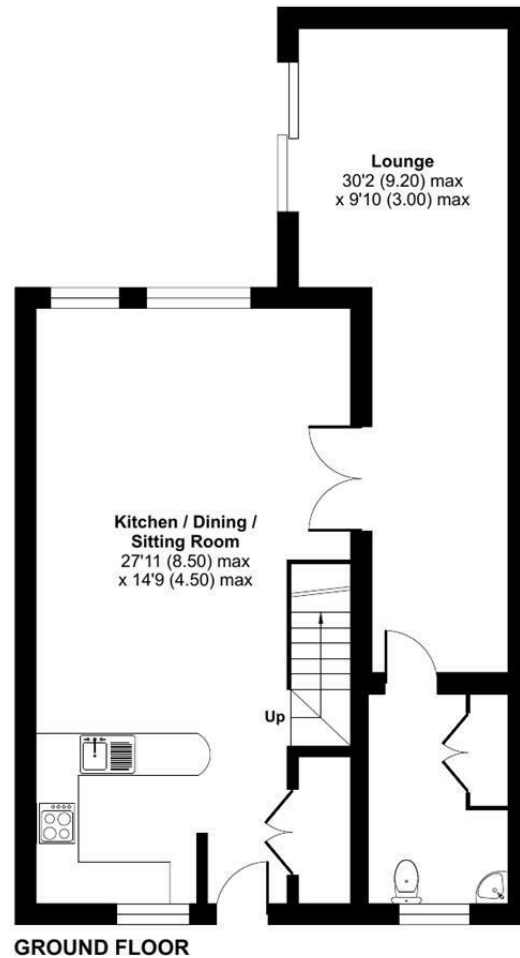
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Approximate Area = 1527 sq ft / 141.8 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1670 sq ft / 155 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). © nitchecom 2025. Produced for Strakers. REF: 1285105

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