

Sold



3 BEDROOM LINK DETACHED | HAYWARD CLOSE, PEWSHAM, SN15 | OFFERS OVER £290,000

DESCRIPTION

A well balanced link detached family home pleasantly situated in a quiet cul-de-sac location within Pewsham on the Eastern side of town. The well presented accommodation briefly comprises a reception hallway with stairs rising to the first floor accommodation and a door to a spacious living room with attractive demi-bay window. To the rear there is a separate dining room which is wonderfully light with direct access to the South facing rear garden and a door to a fitted kitchen which in turn leads to the integral garage. Upstairs there are three generously proportioned bedrooms and a smartly appointed family bathroom. Externally, there is ample off road driveway parking to the front with double doors opening to the garage, whilst to the rear the private sunny garden is mainly laid to lawn with a good size patio ideal for entertaining and al fresco dining.

The property is located within Pewsham which has two local primary schools, 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 A350 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.

Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: D
EPC Rating: D
All mains services connected.
Gas fired central heating.

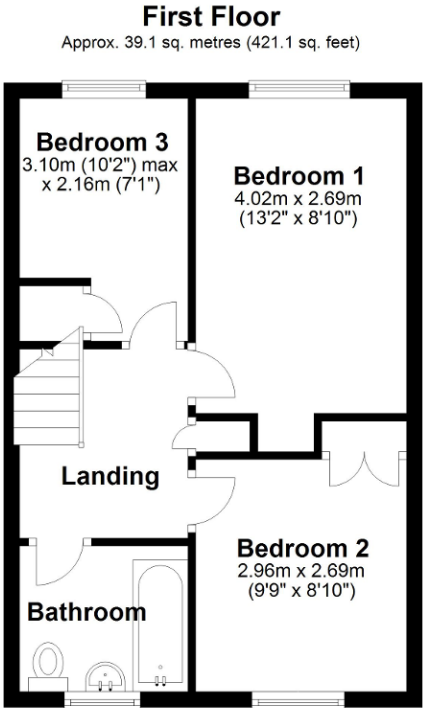
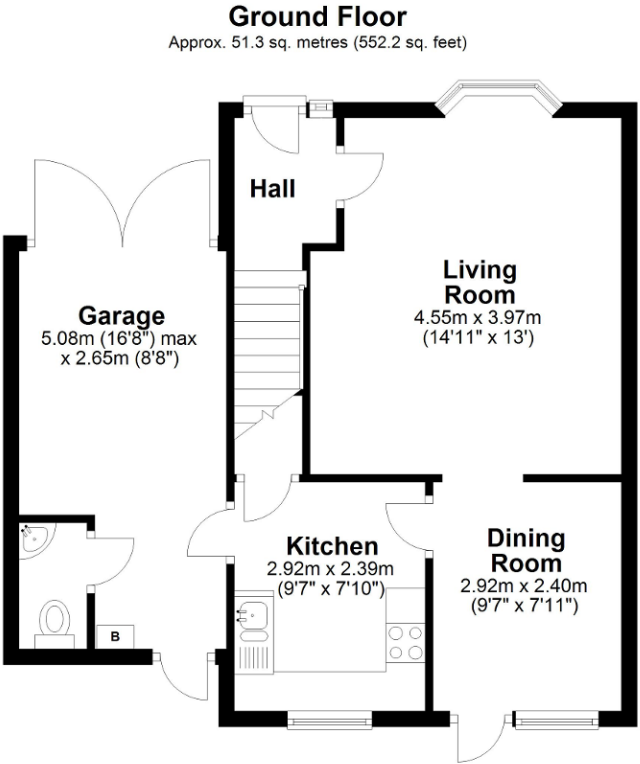


KEY FEATURES

- Modern link detached house
- Three bedrooms
- Separate dining room
- Integral garage
- South facing rear garden
- Quiet cul-de-sac location
- Bay fronted living room
- Fitted kitchen
- Ample driveway parking







Total area: approx. 90.4 sq. metres (973.2 sq. feet)

ENERGY EFFICIENCY

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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