



**2 Sheepscroft, Chippenham, SN14 6YJ**

**£469,950**

NO ONWARD CHAIN - A well presented four double bedroom detached house with potential to extend into the partially converted loft and provide a fifth bedroom. The property is located on the sought after development of Cepen Park North giving excellent access to the M4 Motorway. To the rear of the property is an enclosed garden and to the front a generous driveway.



### **Entrance Hall**

Double glazed front door, tiled floor, stairs to the first floor, door to the cloakroom, door to the kitchen/breakfast room and glazed double doors in to the lounge.

### **Cloakroom**

Tiled floor, radiator, toilet and wash hand basin.

### **Lounge 15'05" x 11'09" Plus Bay (4.70 x 3.58 Plus Bay)**



Double glazed bay window to the front, laminate flooring, two radiators, fire surround and hearth, glazed double doors to the dining room.

### **Dining Room 11'08" x 8'09" (3.56 x 2.67)**



Double glazed patio doors leading in to the garden, radiator, laminate flooring and opening in to the kitchen/breakfast room.

### **Kitchen/Breakfast Room 15'06" x 10'11" (4.72 x 3.33)**



Double glazed French doors to the rear, radiator, tiled floor, double glazed window to the rear, door to the utility room, range of floor and wall mounted units, stainless steel sink and drainer, five ring 'Neff' gas hob, 'Neff' oven and grill, extractor fan, 'Neff' dishwasher, space for a fridge freezer.

### **Kitchen Area**



### Utility room 8'07" x 4'11" (2.62 x 1.50)



Double glazed door to the side, tiled floor, plumbing for a washing machine, space for a further appliance, stainless steel sink and drainer, door in to the garage.

### Landing

Loft hatch, airing cupboard and doors to all bedrooms and the family bathroom.

### Loft

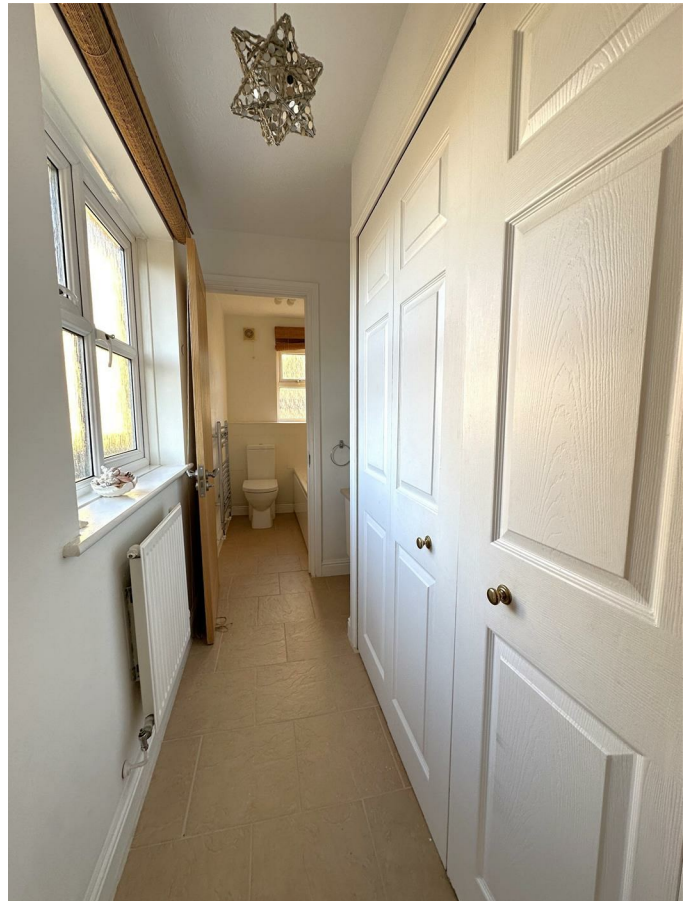
The loft is fully boarded with drop down ladder and 'Velux' window to the rear. A number of the properties in the road have converted their lofts in to bedrooms. This is a really positive feature of this design of home on Cepen Park North.

### Master Bedroom 14'11" x 11'0" Plus Bay (4.55 x 3.35 Plus Bay)



Double glazed bay window to the front, radiator, double wardrobe, door to the dressing area and en suite.

### Dressing Area



Double glazed window to the front, wardrobe, tiled floor, wash hand basin and door in to the en suite.



**En Suite 6'04" x 4'08" (1.93 x 1.42)**



Double glazed window to the side, tiled floor, towel radiator, toilet and bath with shower screen and electric shower over.

**Bedroom Two 10'06" x 9'08" (3.20 x 2.95)**



Double glazed window to the rear, radiator and wardrobe.

**Bedroom Three 13'05" x 8'01" Max (4.09 x 2.46 Max)**



Double glazed window to the rear and radiator.

**Bedroom Four 10'02" x 9'06" (3.10 x 2.90)**



Double glazed window to the rear and radiator.

**Family Shower Room 8'04" x 6'09" (2.54 x 2.06)**



Double glazed window to the side, tiled floor, towel radiator, toilet, wash hand basin and shower cubicle with mains shower.

**Garage 17'01" x 8'07" (5.21 x 2.62)**

Up and over door, power, light and wall mounted boiler.

## Outside



## Rear Garden



Laid to areas of lawn, patio, shrub borders, raised decking and shingle seating areas. Gated side access to the front of the property.

## Driveway

Ample off road parking on the driveway for at least three cars.

## Tenure

We are informed by the seller that the tenure of this property is Freehold.

## Viewing

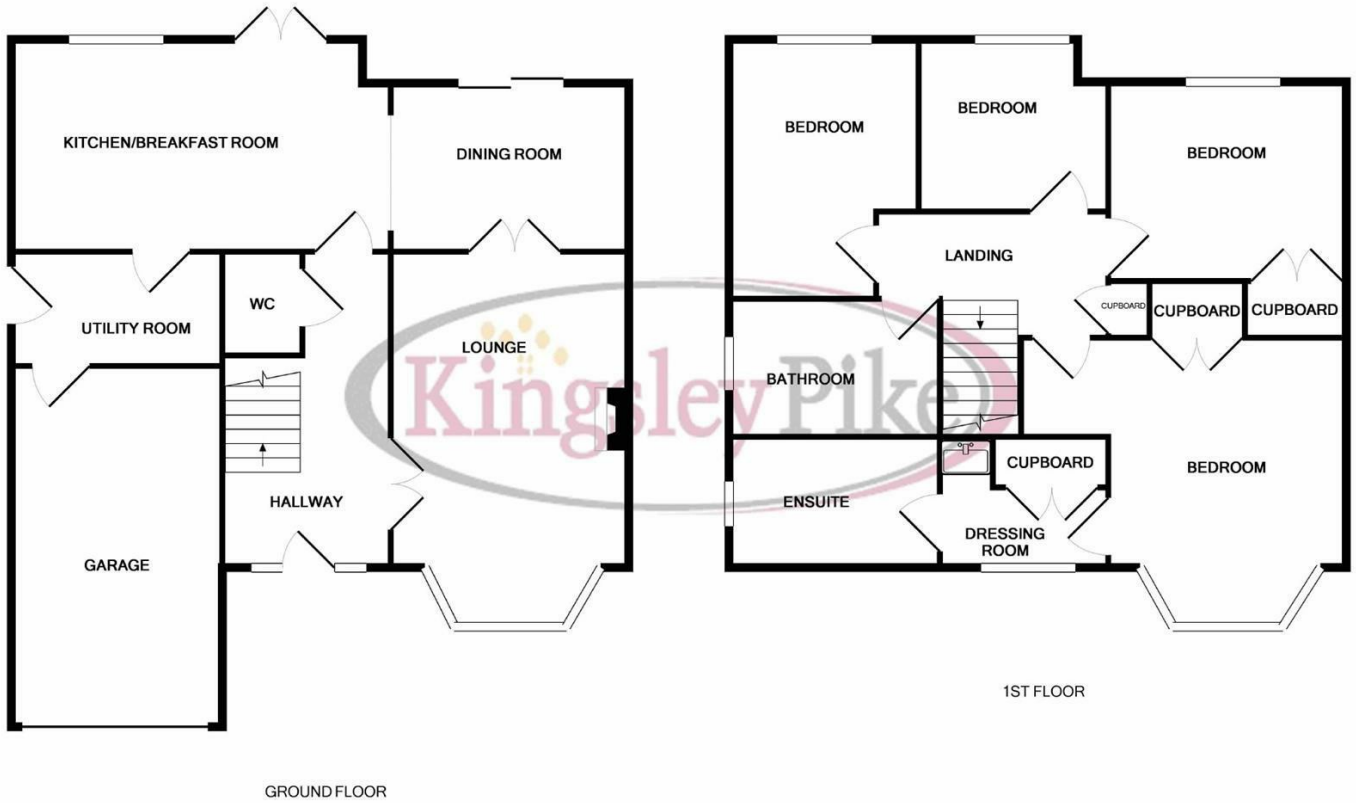
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

## Opening Times

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



# Floor Plan

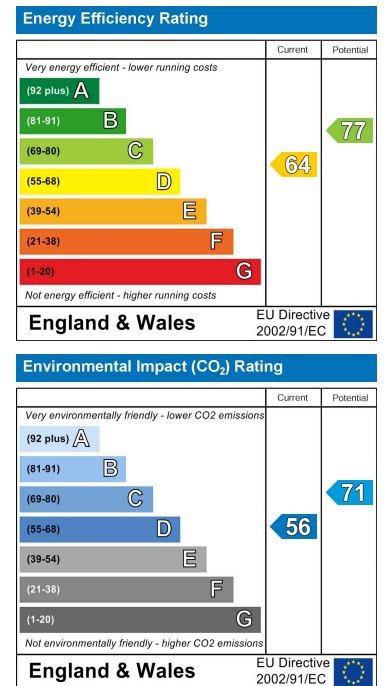


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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