



40 Sutherland Crescent, Chippenham, SN14 6RS

£465,000

A well presented modern detached house located in the sought after location of Cepen Park North. The property offers excellent road links to both the M4 motorway and the town centre, also within close proximity to the Secondary Schools of Hardenhuish and Sheldon. The current owners have carried out a number of upgrades to the property of particular note the heating system with zero emission boiler, please refer to 'Further Notes' To the rear there is an enclosed garden laid mainly to lawn, further features include double glazed conservatory.

Further Notes

Tepeo ZEB (Zero Emission Boiler)

The ZEB is a direct replacement for a gas boiler to heat the home and water. It heats up during the off peak hours of the night, up to 40kwh and releases the heat into the house through the radiators in the normal method. It tops itself up during the cold months as necessary. It costs the equivalent of a gas boiler to run. The system uses a normal thermostat for the house and there is an app to run the settings and data for the ZEB. Professionally installed and all wiring upgraded to deal with all of the electrical improvements to the house.

Infra-red ceiling heaters

These were added to give additional daytime heating boosts in the new kitchen and dining room. Using infrared it feels like your sat in the sun. These heaters are rated at 700w each, switch in and out to keep the desired temperature and are controlled by either the app or remote controls.

LEDs throughout

New A rated windows and doors

Completely replaced conservatory including a fully insulated roof.

Electric car charging point.

Entrance Hallway

Front door leads into entrance hallway, radiator, built in cupboard.

Cloakroom

Double glazed window, W.C, hand basin with cupboard under, radiator.

Living Room 15'08" x 10'05" (4.78m x 3.18m)



Double glazed bay window to front, real flame gas fire inset to fireplace, two radiators.

Fitted Kitchen Diner 10'05" x 8'02" (3.18m x 2.49m)



Two double glazed windows to rear, wood work tops with a range of cupboards and drawers under, also a range of cupboard over, inset stainless steel sink unit, inset electric induction hob with cooker hood, fitted double electric ovens, integrated fridge, dishwasher and bins, wine cooler, infra red ceiling panel radiators, radiator, opening to conservatory.



Conservatory 9'06" x 9'07" (2.90m x 2.92m)



Double glazed with doors to garden.

Utility Room 5'05" x 5'02" (1.65m x 1.57m)

Door to garden, Zero Emission boiler, plumbing and space for washing machine under.

Landing



Doors to all bedrooms and bathroom, access to loft, built in cupboard.

Bedroom One 12'07" x 10'06" (3.84m x 3.20m)



Double glazed window, radiator, door to en suite.

En suite

Double glazed window, fully tiled shower cubicle, hand basin with drawers under, W.C, radiator.

Bedroom Two 10'04" x 10'01" (3.15m x 3.07m)



Double glazed window, radiator.

Bedroom Three 9'07" x 8'01" (2.92m x 2.46m)



Double glazed window, radiator, fitted cupboards.

Bedroom Four 9'02" x 8'04" (2.79m x 2.54m)



Double glazed window, radiator, built in cupboard.

Bathroom



Double glazed window, panelled bath with mixer/spray shower attachment, pedestal hand basin, W.C, radiator.

Outside



Rear



To the rear there is an enclosed garden laid mainly to lawn with paviour patio area, useful side area providing storage and gated side access.



Front

Driveway providing off road parking and access to store (The garage has been divided into two, the back part forming the utility room and the front providing useful storage 7'10" x 7'09"), EV charging point.

Tenure

Gov.Uk advises Freehold

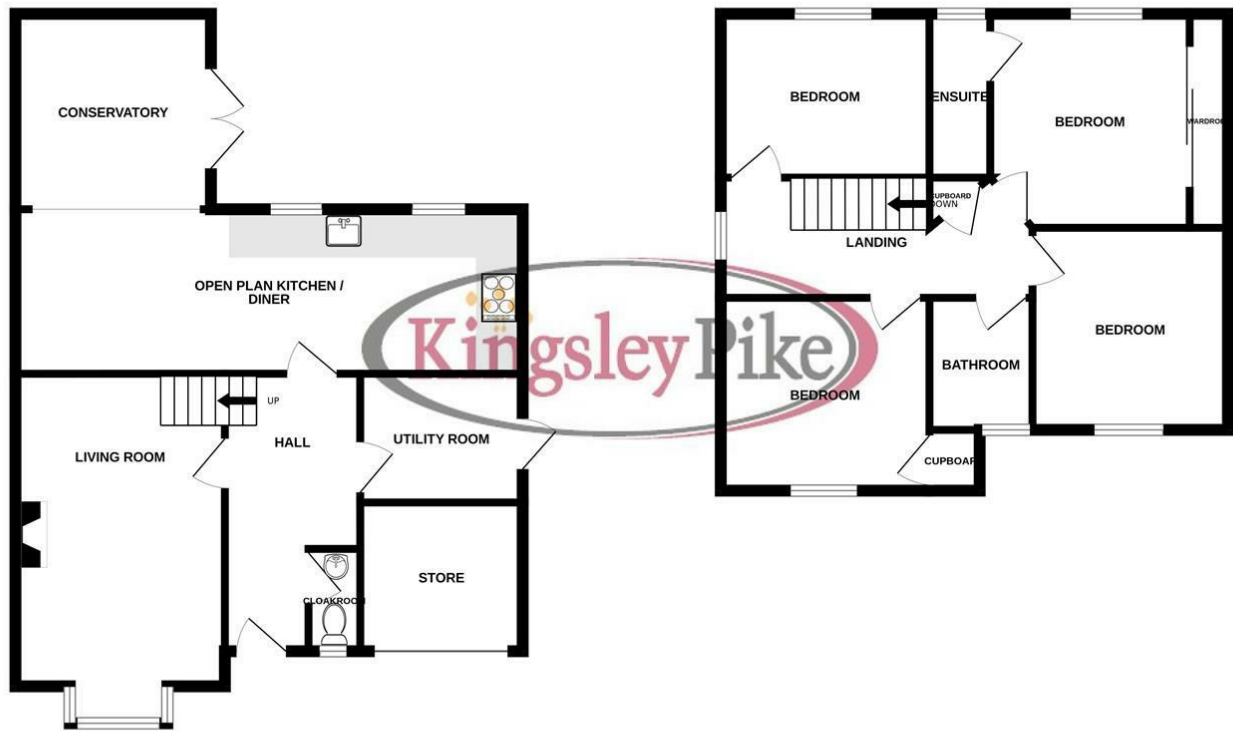
Council Tax band

Gov.Uk advises band E

Floor Plan

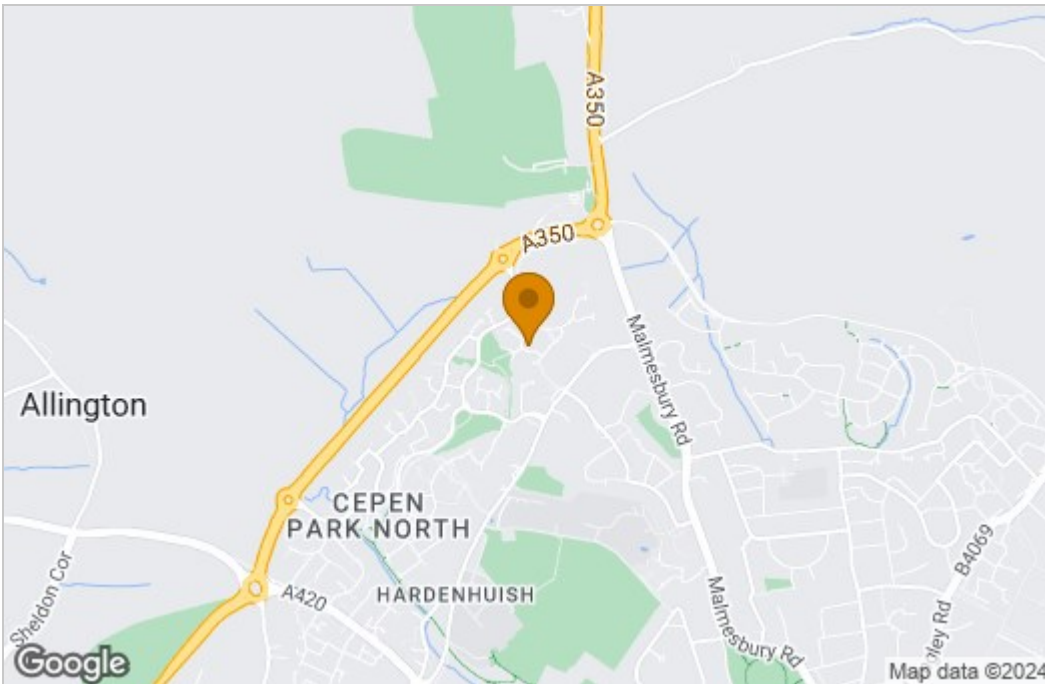
GROUND FLOOR

1ST FLOOR

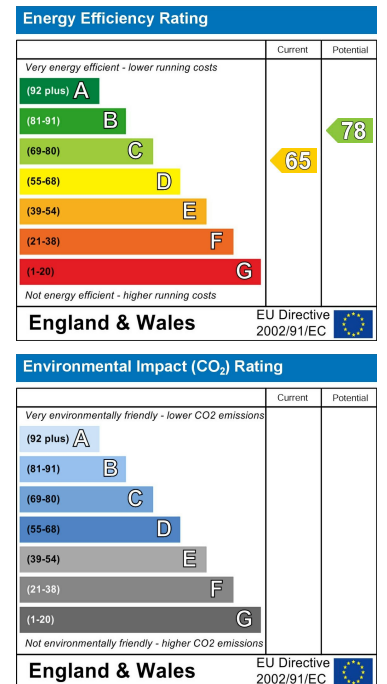


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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