



11 Sheepscroft, Chippenham, SN14 6YJ

Offers Over £420,000

Located on the popular Cepen Park North development providing excellent road links to the M4 motorway and within walking distance of Sheldon and Hardenhuish Secondary Schools, a four bedroom detached family home with off road parking, garage, new gas boiler installed in 2024 and enclosed garden to the rear. Benefitting from lounge and separate dining room as well as a kitchen/breakfast room, cloakroom, family bathroom and en suite. There is potential for another bedroom to be added as other homes in the area have done, within the generous loft space with Velux window.

Entrance Hall

Double glazed front door and double glazed window, under stairs cupboard, stairs to first floor, door in to the cloakroom, kitchen, dining room and lounge.

Cloakroom

Wash hand basin, WC, radiator, double glazed window to side.

Lounge 18'09" x 13'05" into bay max (5.72 x 4.09 into bay max)



Double glazed bay window to the front, further double glazed window to the front, radiators and open fire (not currently used) with hearth and surround.



Dining Room 11'01" x 9'02" (3.38 x 2.79)



Double glazed patio doors to the rear leading in to the garden and radiator.

Kitchen/Breakfast Room 14'03" x 9'03" max (4.34 x 2.82 max)



Double glazed window to rear, door to side, range of wall and base units, breakfast bar, one and half bowl sink and drainer, built-in electric oven and grill,

built-in gas hob, cooker hood, radiator, plumbing for dishwasher, plumbing for washing machine and wall mounted gas fired boiler installed in 2024.

Landing



Access in to the loft space, airing cupboard, doors to all bedrooms and the family bathroom.

Bedroom One 9'07" max x 11'02" max (2.92 max x 3.40 max)



Double glazed window to the rear, radiator, wardrobe and door in to the en suite.

En Suite

Double glazed window to the side, wash hand basin, toilet and shower cubicle with electric shower.

Bedroom Two 10'04" into bay max x 9'08" (3.15 into bay max x 2.95)



Double glazed bay window to the front, radiator and built in wardrobe.

Bedroom Three 11'07" x 8'09" max (3.53 x 2.67 max)



Double glazed window to the front, radiator and two built in storage cupboards/wardrobes.

Bedroom Four 11'0" x 6'08" (3.35 x 2.03)



Double glazed window to the rear, radiator and built in cupboard.

Family Bathroom



Double glazed window to the rear, radiator, wash hand basin, toilet and bath.

Loft

The loft has a drop down timber ladder, skylight and is boarded. The loft space would make an ideal further bedroom or office space subject to planning.

Rear Garden



The garden is enclosed by wall on one side with mature shrubbery giving privacy, laid to patio and lawn with gated access to the front of the property and door in to the garage.

Single Garage



Up and over door to the front, door to the side in to the garden, power and light..

Driveway Parking

There is a generous parking space in front of the garage with further unallocated on street parking available immediately to the side and front of the property.

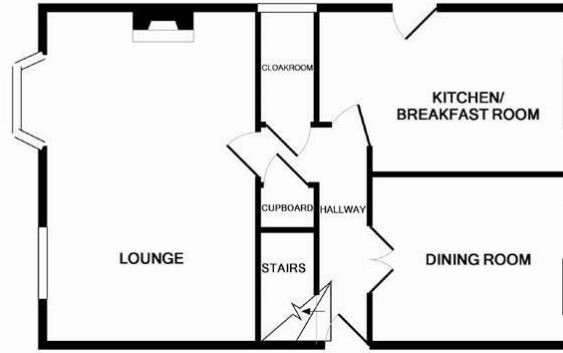
Tenure

We are advised by the .gov website that the property is Freehold.

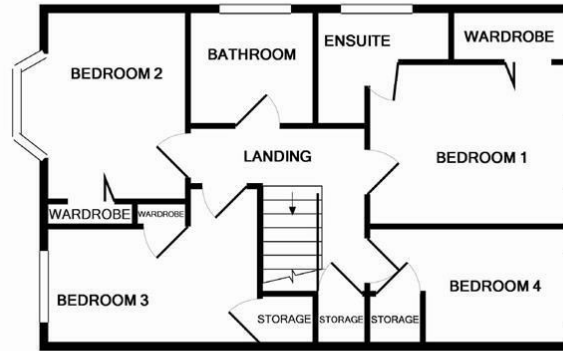
Council Tax

We are advised by the .gov website that the property is band E

Floor Plan



GROUND FLOOR



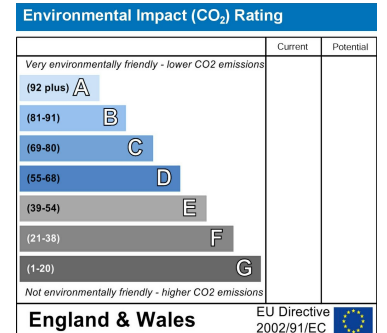
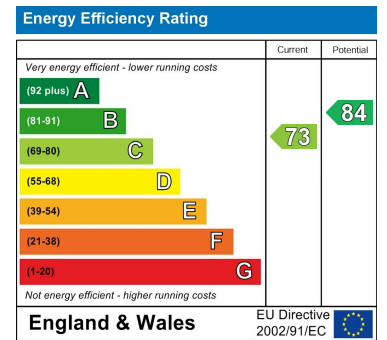
1ST FLOOR

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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