



34 Blackberry Close, Chippenham, SN14 6RG

£380,000

Located within a cul de sac on the ever popular and convenient Cepen Park North development a detached family home with generous SOUTH WEST facing rear garden, single garage and driveway parking for three cars. Internally comprising; entrance hall, cloakroom, lounge, dining room, kitchen, conservatory, three bedrooms, bathroom and en suite shower room to the main. Sat on a corner plot and well presented throughout a viewing is advised.

Entrance Hall

Double glazed front door, laminate flooring, door to inner hall, door to the cloakroom, door to the lounge and stairs leading to the first floor.

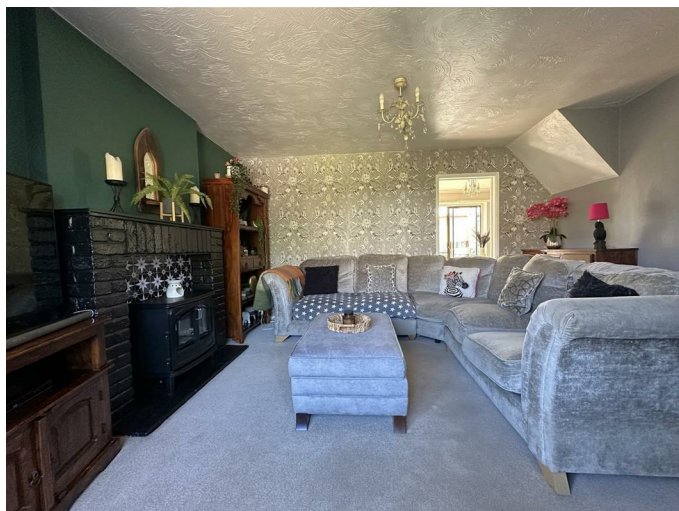
Cloakroom

Double glazed window to the front, radiator, vinyl flooring, toilet and wash hand basin.

Lounge 14'07" x 12'07" + bay (4.45m x 3.84m + bay)



Double glazed bay window to the front radiator, feature fireplace with space for electric fire and door to the dining room.



Dining Room 8'09" x 8'06" (2.67m x 2.59m)



Double glazed patio doors to the rear, door to the kitchen, radiator and under stairs cupboard.



Conservatory 8'01" x 7'11" (2.46m x 2.41m)



Tow sets of patio doors leading to the garden and double glazed windows to the rear.

Kitchen 8'10" x 8'08" (2.69m x 2.64m)

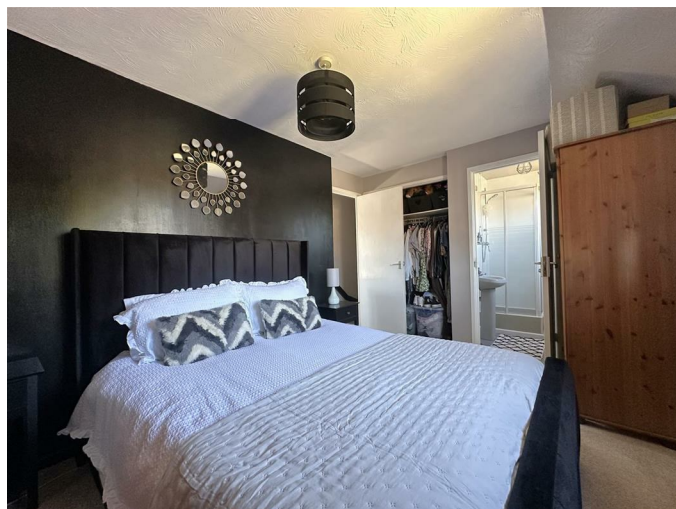


Double glazed window and double glazed door to the rear, laminate flooring, radiator, floor and wall mounted units, gas hob, electric oven, extractor fan, tiled splash backs, plumbing for a washing machine, space for a fridge/freezer, wall mounted gas fired boiler.

Landing

Loft access, airing cupboard and doors to all bedrooms.

Bedroom One 12'02" x 8'08" (3.71m x 2.64m)



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

En Suite



Double glazed window to the front, radiator, wash hand basin, toilet and shower cubicle.

Bedroom Two 9'04" x 7'01" (2.84m x 2.16m)



Double glazed window to the rear and radiator.

Bedroom Three 8'03" x 7'01" (2.51m x 2.16m)



Double glazed window to the rear and radiator.

Bathroom 6'04" x 5'05" (1.93m x 1.65m)



Double glazed window to the side, radiator, wash hand basin, toilet and bath with part tiled walls.

Garden



South West facing garden laid to areas of patio, raised decking and lawn with a further area of lawn and raised beds to the side. A side gate gives access to the front of the property and a personal door gives access to the garage.





Garage 18'01" x 8'08" (5.51m x 2.64m)

Up and over door to the front, personal door to the rear, power and light.

Driveway

Providing space for three cars in front of the house.

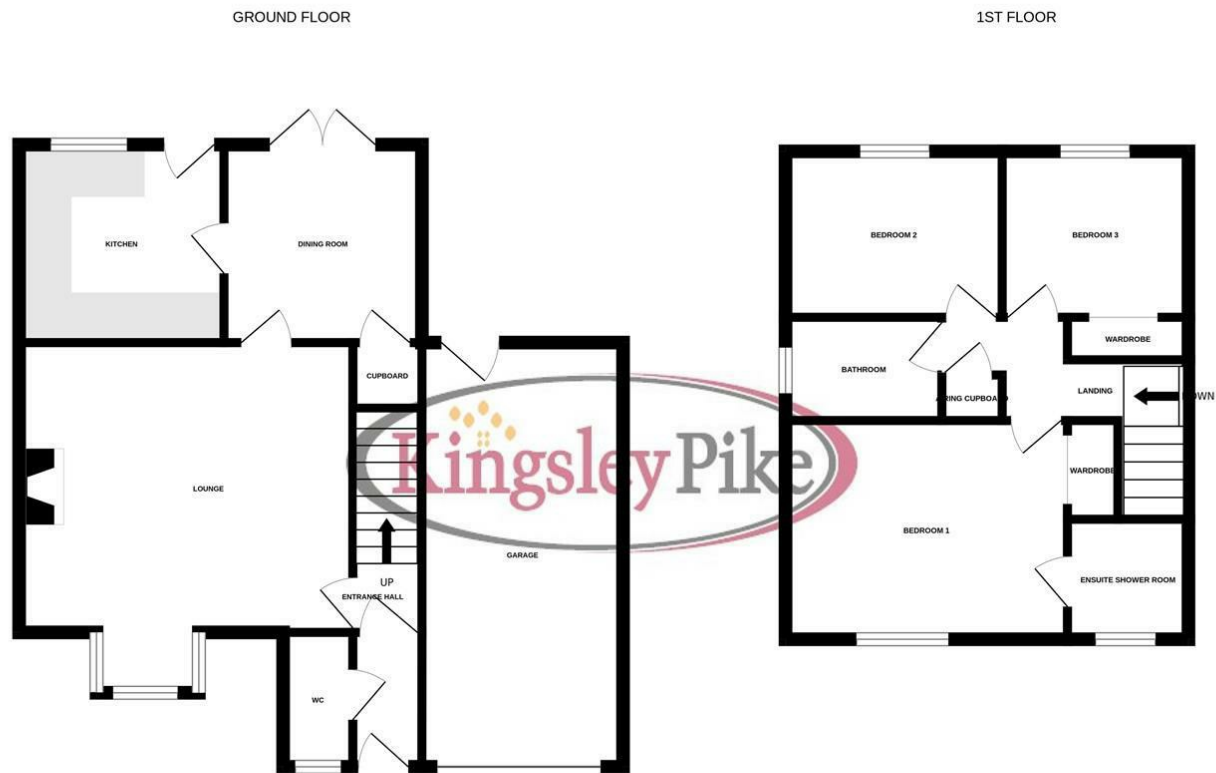
Tenure

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 D.

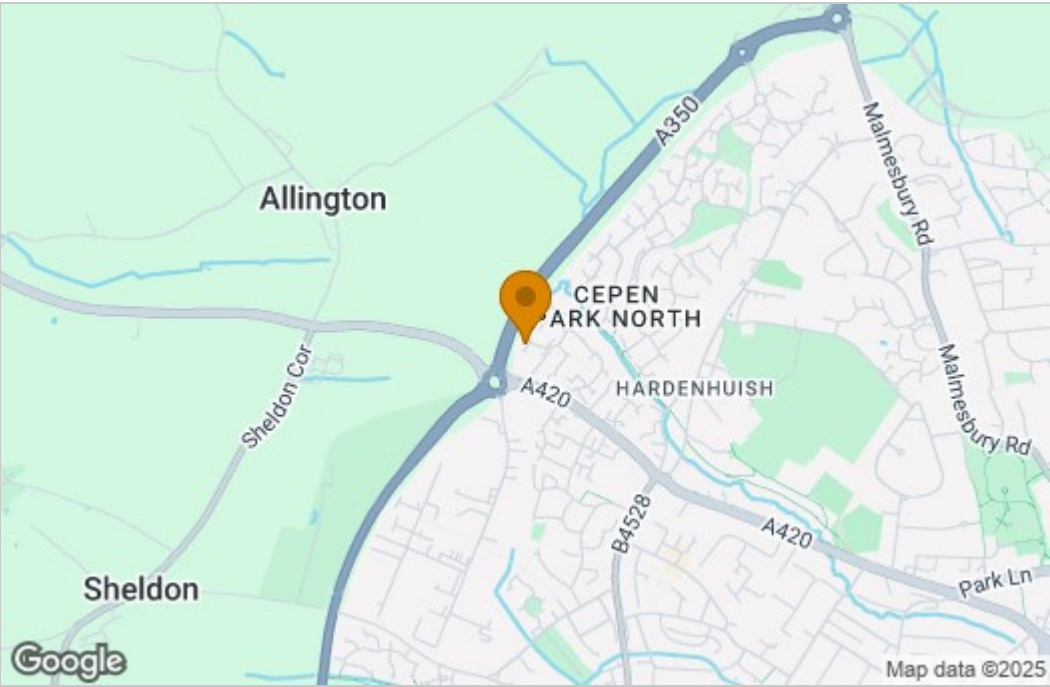
Floor Plan



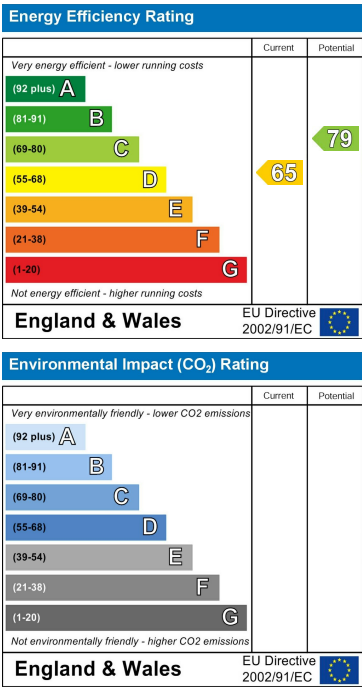
3 BEDROOM DETACHED HOUSE

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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