



23 Cowley Way, Chippenham, SN15 4SD

£450,000

Located in a cul de sac in the sought after village of Sutton Benger, a four bedroom detached house with tandem garage. Sutton Benger has a local Primary School, village hall, well regarded pub 'The Wellesley' and restaurant 'La Flambe'. Good road access to Chippenham Town with Main line Railway serving London Paddington and easy road access to Jct. 17 M4. To the rear of the property there is a good size garden and to the front a driveway provides off road parking with access to the tandem garage.

Porch

Front door leads into porch, further door to hallway.

Entrance Hallway

Stair case to first floor, radiator.

Cloakroom

Double glazed window, W.C, hand basin.

Living Room 'I' shaped 22'02" x 16'04" max ('I' shaped 6.76m x 4.98m max)



Double glazed window, double glazed patio doors to garden, two radiators.



Dining Room 10'01" x 9'05" (3.07m x 2.87m)



Double glazed patio doors to garden, return door to living room, radiator.

Fitted Kitchen 12'04" x 10'04" (3.76m x 3.15m)



Double glazed window, work tops with a range of cupboards and drawers, inset sink unit, inset gas hob with cooker hood, fitted electric oven, plumbing and space for washing machine, boiler, integrated fridge/freezer.



Landing

Double glazed window, built in cupboard housing hot water tank, access to loft.

Bedroom One 12'10" x 12'08" (3.91m x 3.86m)



Double glazed window, radiator, fitted wardrobes.

Bedroom Two 13'0" x 10'02" max (3.96m x 3.10m max)



Double glazed window, radiator, fitted wardrobes.

Bedroom Three 12'08" x 8'11" (3.86m x 2.72m)



Double glazed window, radiator.

Bedroom Four 9'05" x 7'01" (2.87m x 2.16m)



Double glazed window, radiator.

Bathroom



Double glazed window, panelled bath, shower cubicle, pedestal hand basin, W.C, radiator.

Outside

Rear



To the rear of the property there is an enclosed garden with side access and personal door to the tandem garage.



Front

Further area of garden, driveway and access to the tandem garage.

Tandem Garage 29'11" x 8'01" (9.12m x 2.46m)

Personal door, power and light.

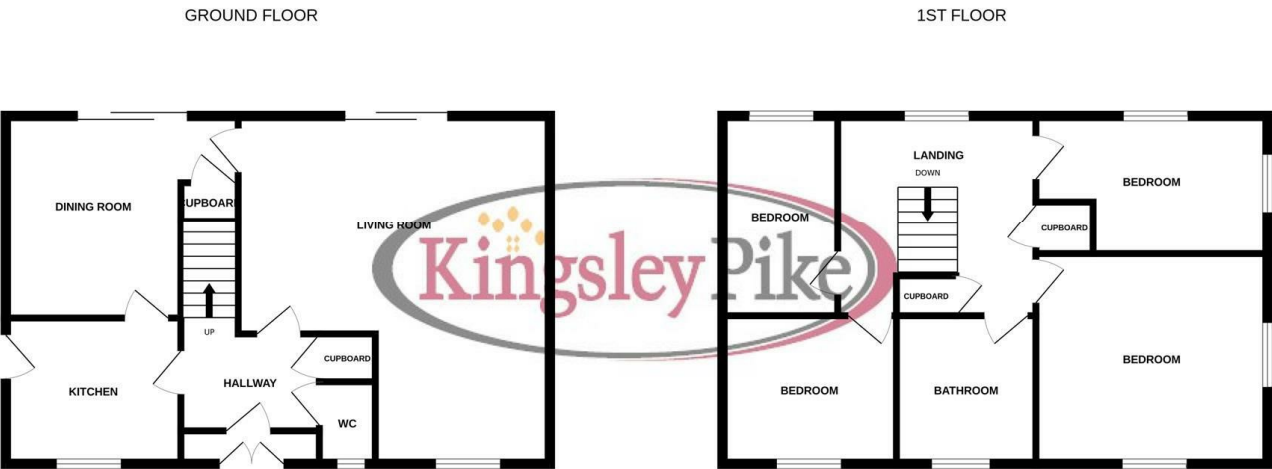
Tenure

GOV.UK advise Freehold.

Council Tax Band

GOV.UK advise Band E.

Floor Plan

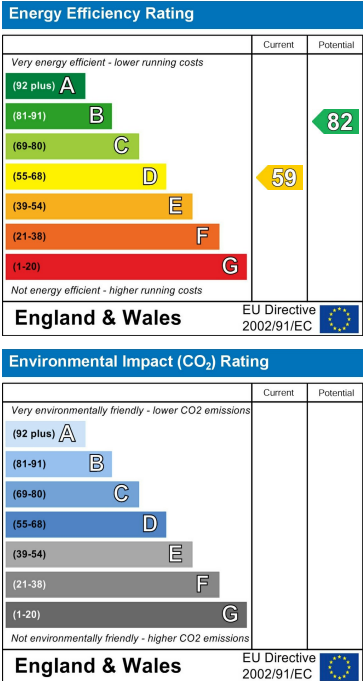


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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