



SCOTT WINDLE POWERED BY exp <sup>TM</sup> UK

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# Blackberry Close, Cepen Park North, Chippenham

Guide Price £300,000

3 2 1





## Reference; SW0341.

Tucked away in a quiet position on the sought after Cepen Park North development, this well presented three bedroom semi detached home offers excellent access to the M4 motorway, A4, A420, and Chippenham's town centre with its mainline railway station, making it an ideal choice for commuters and families alike.

The accommodation is arranged over two floors and comprises; Entrance hallway with stairs rising to the first floor, a downstairs cloakroom, lounge, and a kitchen/dining room with doors opening onto the rear garden.

Upstairs, there are three bedrooms, including a master with en-suite shower room, and a modern family bathroom.

Externally, the property benefits from a front garden laid to lawn, a single garage with parking in front, and a generous rear garden that has been landscaped for low maintenance and is currently laid to astro turf, cleverly designed as a golf putting green, ideal for enthusiasts or easily returned to lawn.

This delightful home is well suited to first time buyers, young families, or those looking to upsize in a well connected location. Early internal viewing is highly recommended. No onward chain.

## Situation

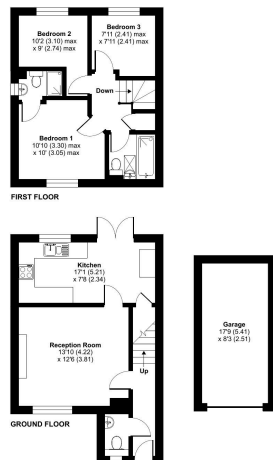
The highly sought after development of Cepen Park North offers excellent access to the major centres of bath, Bristol, Swindon and London via the M4, A4 & A420. Just a short walk away are two of the towns highly reputable secondary schools along with Morrisons supermarket. A more comprehensive range of amenities can be found in the nearby town centre including the mainline railway station (London-Paddington), a range of shops, café's and restaurants, public library, college and sports facilities.

**\*\*\* PLEASE QUOTE REFERENCE; SW0341 \*\*\***



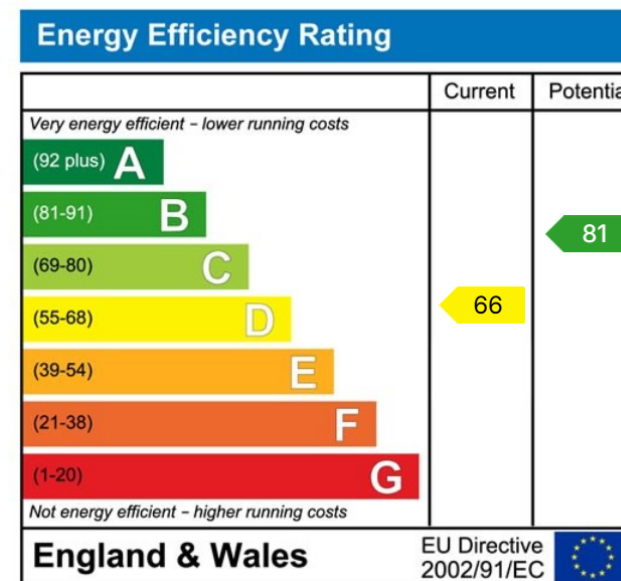
# Blackberry Close, Chippenham, SN14

Approximate Area = 748 sq ft / 69.5 sq m  
Garage = 147 sq ft / 13.6 sq m  
Total = 895 sq ft / 83.1 sq m  
For identification only - Not to scale



Plan also prepared in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Accredited). On 16/06/2025. Produced for eXp World UK Limited by eXp - REF: 1210573

- Please Quote Reference SW0341
- Excellent Access To M4 Motorway
- Three Bedroom Semi Detached House
- En-Suite, Family Bathroom & Downstairs Cloakroom
- No Onward Chain
- Popular Cepen Park North Development
- Tucked Away Position
- Lounge & Kitchen / Dining Room
- Good Size Garden, Single Garage & Driveway
- Viewing Highly Recommended



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Registered company number is 12016573. VAT Registration Number is 327 4120 29