



Connells

Stainers Way
Chippenham



Property Description

An EXECUTIVE STYLE detached property situated on the popular Cepen Park North development where there is a large supermarket, easy access to the M4 motorway via junction 17. It is also ideally located for easy access to local secondary schools and also Chippenham town centre with its range of shops, bars and retails outlets.

The property itself comprises Entrance Hall, Study, Cloakroom, Lounge, Kitchen/Diner and Conservatory to the Ground Floor whilst to the First Floor there are Four Bedrooms with Two Ensuites plus a Family Bathroom. Externally there is a double garage and driveway parking. An internal viewing is strongly recommended to fully appreciate this beautiful family home.

Ground Floor

Entrance Hall

Double glazed entrance door to front. Stairs rising to the First Floor landing. Radiator.

Study

8' x 7' 3" (2.44m x 2.21m)

Double glazed window to front. Radiator. Range of fitted office furniture.

Lounge

18' 4" x 10' 4" (5.59m x 3.15m)

Two double glazed windows to the side. Double glazed patio doors to the rear. Two radiators. Double doors leading through to the Kitchen/Dining Room.

Kitchen/Dining Room

25' 9" max x 11' max (7.85m max x 3.35m max)

Double glazed window to front. Double glazed door to side. Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Part tiled walls. Space for range style cooker with extractor hood over. Integrated dishwasher, fridge/freezer and microwave. Karndean flooring. Space and plumbing for washing machine and tumble dryer.

Dining Area

Double glazed doors leading through to the Conservatory. Double doors through to Lounge. Ceiling spotlights. Karndean flooring.

Cloakroom

Suite comprising low level WC and pedestal wash hand basin with tiled splash back. Radiator.

Conservatory

11' x 9' 2" (3.35m x 2.79m)

UPVC construction with French doors leading to the Garden. Tiled flooring. Dimplex electric heater.

First Floor

Landing

Stairs rising from Ground Floor. Airing cupboard. Access to loft space.

Bedroom One

14' 9" max x 10' 4" max (4.50m max x 3.15m max) Double glazed window to front. Built in wardrobe. Radiator. Door through to the Ensuite.

Ensuite

Suite comprising low level WC, wash hand basin and vanity unit beneath, corner shower cubicle. Heated towel rail. Part tiled walls. Double glazed window to front.

Bedroom Two

11' 1" x 8' 9" (3.38m x 2.67m)

Double glazed window to rear. Radiator. Built in wardrobe. Door to Ensuite.

Ensuite

Suite comprising low level WC, vanity wash hand basin and corner shower cubicle. Heated towel rail.

Bedroom Three

8' 3" x 8' 1" (2.51m x 2.46m)

Double glazed window to rear. Radiator. Built in wardrobe

Bedroom Four

8' 3" max x 8' 1" max (2.51m max x 2.46m max) Double glazed window to front. Radiator.

Outside

Front

Laid to lawn with mature shrub borders. Driveway to the side leading to the Double Garage.

Double Garage

31' 7" x 8' (9.63m x 2.44m)

Up and over door. Personal door to the side. Power and light.

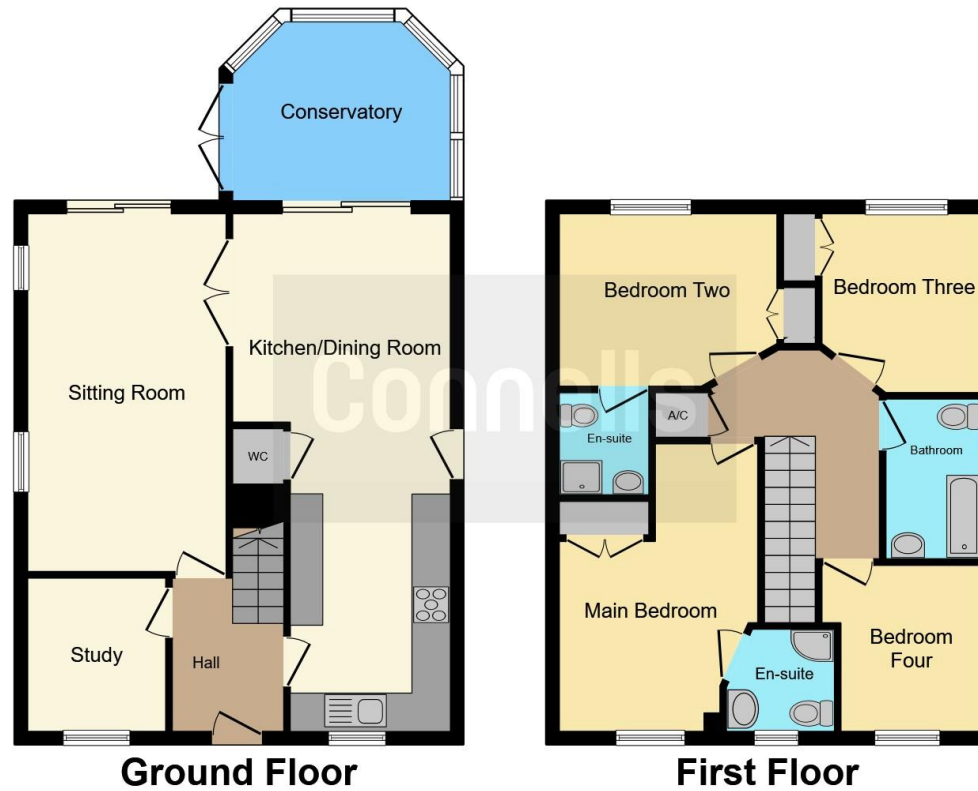
Rear Garden

Fully enclosed by fencing. Mainly laid to lawn with mature shrub borders. Patio area. Personal door leading to the garage. Gated side access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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