





📍 46 Sandown Drive, Chippenham, Wiltshire, SN14 0YQ

🔗 Price Guide £435,000

A beautifully presented four bedroom, two reception room, two bathroom, detached house with lovely rear garden and ample driveway parking which is situated on the popular Cepen Park South development.

- Detached House
- Four Bedrooms
- Two Reception Room
- Kitchen / Dining Room
- Conservatory
- En-Suite & Bathroom
- Store
- Double Width with Shingle Area For Further Parking
- Enclosed Landscaped Garden
- Popular Residential Area

🏠 Freehold

🏠 EPC Rating C





This four bedroom detached house is wonderfully presented throughout and offers modern living. The property which is arranged over two floors offers flexible accommodation and a landscaped rear garden. The spacious and light accommodation briefly comprises; entrance hallway with stairs rising to the first floor with a useful cupboard underneath, cloakroom, dual aspect sitting room with bay window, open plan kitchen / dining room with utility room off, a family room forming part of the partially converted garage and a conservatory with French doors to the garden. To the first floor are four bedrooms, the master with re-fitted en-suite and built in wardrobes, and a contemporary re-fitted family bathroom.

Further benefits include house alarm, water softener, gas fired central heating, UPVC double glazing and store to the front of what was the garage.

Externally there is an enclosed rear garden laid mainly to lawn with a patio seating area which offers a good degree of privacy with two timber garden shed and outside tap. Gated access to the front which leads to the driveway parking.

#### **Situation**

Cepen Park South is a sought after development well placed for access to the A4, A420 and the M4 motorway thus offering good motor commuting to the larger centres of Bath, Bristol, Swindon and London. The development has a large Sainsburys supermarket with a pharmacy and is within close proximity of an M&S food outlet and a soon to open Aldi. The town centre offers a comprehensive range of amenities to include mainline railway station (London-Paddington).

#### **Property Information**

Council Tax Band; E

Freehold

Mains Services

Gas Central Heating

EPC Rating; TBC





## Floor Plan

Approx. 130.4 sq. metres (1403.8 sq. feet)



Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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