



📍 56 Sutherland Crescent, Chippenham, SN14 6RS

🏠 £350,000

A three bedroom link-detached house, superbly positioned on the highly desirable Cepen Park North development, and benefitting from modern, well-presented accommodation, beautiful rear garden, single garage and driveway parking. Offered with No Onward Chain.

- Three Bedroom Link-Detached House
- Modern, Well-Presented Accommodation
- No Onward Chain
- Perfect First Time Purchase / Downsize Opportunity
- Sitting Room & Kitchen / Diner
- Cloakroom & Newly Appointed Family Bathroom
- Private, Beautifully Maintained Rear Garden
- Single Garage & Driveway Parking
- Desirable Cepen Park North Development
- Close to M4, Schools & Amenities

🏠 Freehold

🏠 EPC Rating D



A wonderful three bedroom link-detached house, superbly positioned on the highly sought after Cepem Park North development, which offers exceptional access to J17 of the M4, Chippenham's principal schooling, and nearby amenities. The property offers modern and well-presented accommodation, making it a perfect first time purchase or potential downsize opportunity, and is sold with the added benefit of No Onward Chain.

The internal accommodation is arranged over two levels, and briefly comprises; entrance hall, cloakroom, sitting room, kitchen and dining area, with french doors out to the rear patio seating area, three bedrooms, two of which are doubles, and finally the newly appointed family bathroom.

Externally the property offers a private, and beautifully maintained rear garden, with a range of mature flowers, plants and shrubs. To the front is a single garage, which can also be accessed from the rear garden, and driveway parking.

Situation

The highly sought after development of Cepem Park North offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London via the A4, A420 and the M4. Two of the towns highly reputable senior schools are within easy access together with a Morrisons supermarket. A more comprehensive range of amenities are to be found in the nearby town centre including mainline railway (London-Paddington - 65mins), college and sports facilities.

Property Information

Council Tax Band; C

Freehold

Mains Electricity, Gas, Water & Drainage

Gas Central Heating

EPC Rating; D



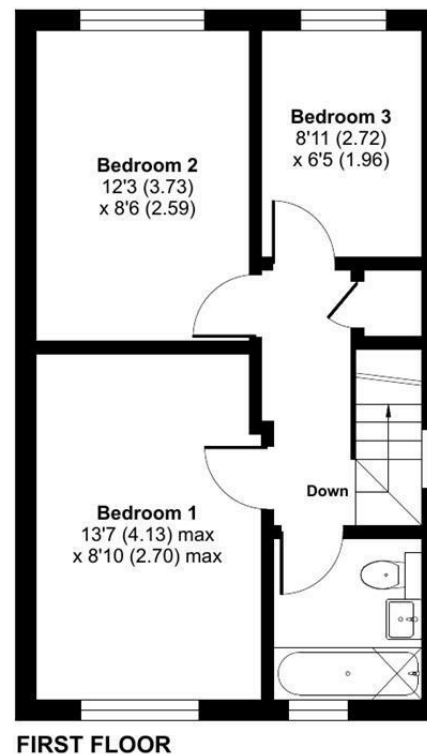
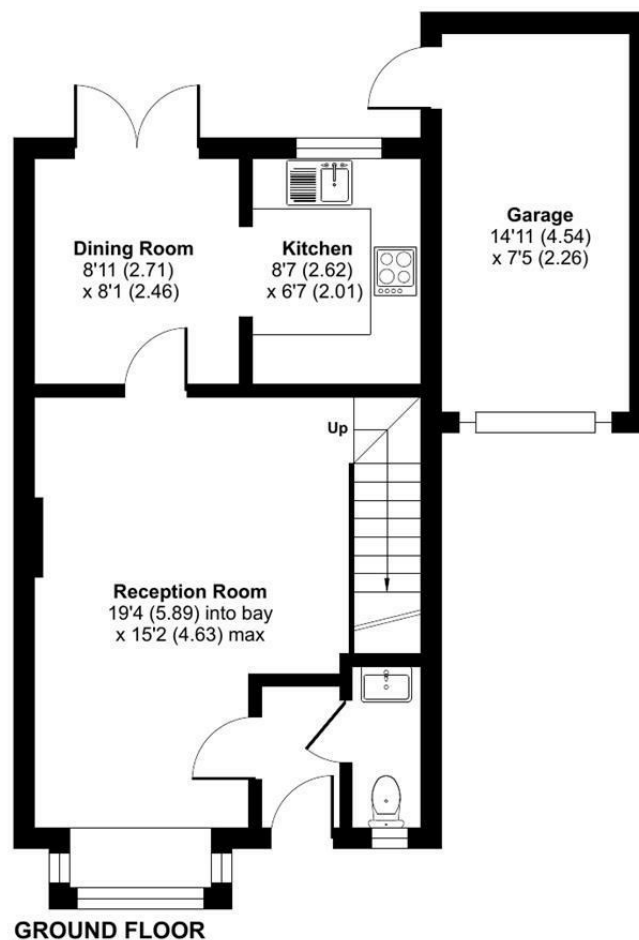
Sutherland Crescent, Chippenham, SN14

Approximate Area = 813 sq ft / 75.5 sq m

Garage = 110 sq ft / 10.2 sq m

Total = 923 sq ft / 85.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1359908

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.