



# 1 Stainers Way, Chippenham, SN14 6YE

## GOODMAN WARREN BECK

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**Price Guide £495,000**

A four bedroom detached house situated on the sought after Cepen Park North development offering easy access to a wide range of amenities. The accommodation offers an entrance hall, sitting room with patio doors to the garden, quality refitted kitchen/dining room with a range cooker and integrated appliances, uPVC double glazed conservatory, separate study and downstairs cloakroom. The first floor boasts a master bedroom with built-in wardrobes and an en-suite shower room, guest bedroom with fitted wardrobes and second en-suite shower, two further bedrooms one of which has built-in wardrobes and a family bathroom. Other benefits include double glazing and gas central heating. To the front is a lawned garden with driveway to the front of the house and leading to the tandem double garage providing off road parking. To the rear is an enclosed garden enjoying a good degree of privacy with patio area and lawn beyond.

### Situation

The property is ideally situated in a small cul-de-sac within the highly sought after development of Cepen Park North just a short walk from two of the towns highly reputable senior schools as well as Morrisons supermarket. There are excellent links for commuting to the major centres of Bath, Bristol, Swindon and London via the A4, A420 and the M4. A more comprehensive range of amenities are to be found in the nearby town centre including mainline railway station with a direct line to London, Paddington in just over an hour, college and sports facilities.

### Accommodation Comprising

#### Canopied Porch

Obscure double glazed entrance door to:

#### Entrance Hall

Radiator. Stairs to first floor. Karndean flooring. Coving. Doors to:

#### Sitting Room

Two double glazed windows to side. Double glazed sliding patio doors to rear. Two radiators. Coving. Television point. Double doors to kitchen/dining room.

#### Study

Double glazed window to front. Radiator. Range of fitted furniture. Wood laminate flooring.

#### Kitchen/Dining Room

Kitchen Area:

Double glazed window to front. Contemporary radiator. One and a half bowl ceramic sink unit with chrome mixer tap. Range of drawer and cupboard base units with matching wall mounted cupboards. Work surfaces with tiled splash backs. Space for Range style cooker with stainless steel extractor over. Integrated dishwasher, fridge/freezer and microwave. Karndean flooring. Space for washing machine and tumble dryer. Spotlights. Cupboard housing boiler. Upvc double glazed door to side.

#### Family Bathroom

Obscure double glazed window to side. Radiator. Panelled bath with chrome mixer tap and shower attachment. Vanity wash basin with cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Spotlights. Extractor.

#### Outside

##### Front Garden

Laid to lawn with shrubs and path to front door. Driveway to the side leading to garage providing off road parking with further driveway parking to the front of the house.

##### Tandem Double Garage

31'7" x 8'0"

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

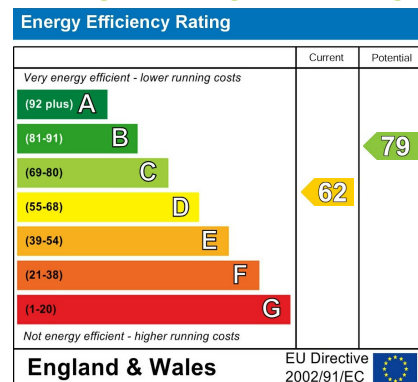
##### Rear Garden

Fully enclosed by timber fencing. Mainly laid to lawn with patio seating area. Personal door to garage. Gated side access.

#### Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road and on into the A420 Bristol Road. At the mini roundabouts turn right into Hardenhuish Lane and proceed past the secondary schools. Take the turning on the left into Cepen Park North and at the roundabout turn left into Stainers Way.

### ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

#### Dining Area:

Upvc double glazed patio doors to Conservatory. Double doors to Sitting Room. Spotlights. Karndean flooring. Door to:

#### Cloakroom

Radiator. Close coupled WC. Pedestal wash basin. Extractor. Karndean flooring.

#### Conservatory

Upvc double glazed on a brick built base with French doors to Garden. Ceiling fan and light. Tiled floor. Electric dimplex heater.

#### First Floor Landing

Access to part boarded roof space with ladder and light. Airing cupboard housing hot water tank. Doors to:

#### Master Bedroom

Double glazed window to front. Radiator. Built-in triple wardrobe. Door to En-Suite.

#### En-Suite Shower Room

Ladder radiator. Fully tiled shower cubicle. Close coupled WC. Vanity wash basin with chrome mixer tap and cupboard under. Spotlights. Extractor.

#### En-Suite Shower Room

Double glazed window to front. Ladder radiator. Fully tiled shower cubicle with rainfall shower. Close coupled WC. Vanity wash basin with chrome mixer tap and cupboard under. Tiled floor. Extractor. Spotlights.

#### Guest Bedroom

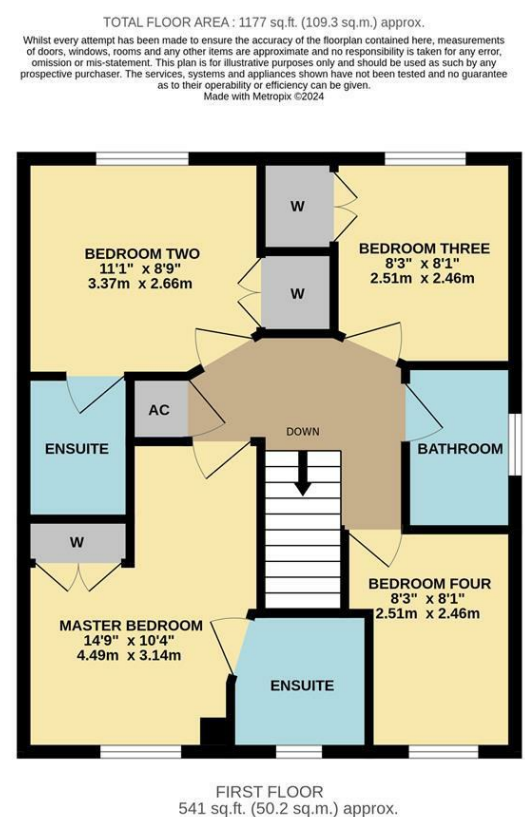
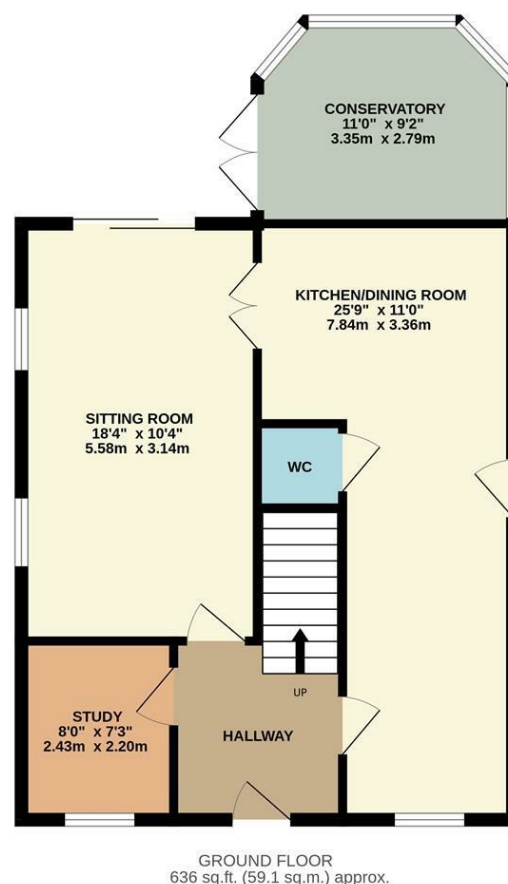
Double glazed window to rear. Radiator. Built-in double wardrobe. Door to En-Suite.

#### Bedroom Three

Double glazed window to rear. Radiator. Built-in double wardrobe.

#### Bedroom Four

Double glazed window to rear. Radiator.



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 sq.m.) approx.  
 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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