

11 Foxgrove, Chippenham, SN14 6XA

GOODMAN WARREN BECK

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£299,950

A much improved and beautifully presented three bedroom semi detached house situated in a cul-de-sac within the sought after Cepen Park North development. Offering an entrance hall with downstairs cloakroom, well appointed refitted kitchen/dining room with integrated appliances, sitting room with French doors to the garden, three bedrooms, two of which are doubles and have fitted wardrobes and a refitted bathroom with overbath shower. Other benefits include uPVC double glazing and gas central heating with a replacement boiler in 2020. To the front is a lawned garden and a driveway to the side provides off road parking for two vehicles. To the rear is an enclosed garden laid mainly to lawn with decked seating area and a really useful insulated garden office/studio with power and light (available by separate negotiation).

Situation

The property is ideally situated in a 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

Double glazed entrance door to:

Entrance Hall

Contemporary style radiator. Central heating thermostat. Storage cupboard. Opening into kitchen/dining room. Door to:

Refitted Cloakroom

Obscure double glazed window to front. Radiator. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Wainscot panelling. Karndean flooring.

Refitted Kitchen/Dining Room

Double glazed window to front. Contemporary style radiator. Fitted with a range of matching base units, tall cupboards and wall mounted units with under unit lighting. 'Slabtech' worksurfaces with tiled splash backs under mounted ceramic sink unit with chrome mixer tap. Built-in electric double oven and hob with extractor over. Integrated slimline dishwasher and fridge freezer. Space and plumbing for washing machine. Karndean flooring. Spotlights.

Rear Garden

Enclosed by fencing with gated side access. Patio area with lawn beyond. Decked seating area at the bottom of the garden. Insulated garden office/studio with power and light (available by separate negotiation).

Directions

Take the A420 Bristol Road out of town. At the double roundabout turn right into Hardenhuish Lane. Proceed up the hill pass the senior schools and turn left into Cepen Park North. At the next roundabout turn left into Stainers Way and take the second turning on the left into Foxgrove.

Sitting Room

Double glazed window and French doors to rear. Radiator. Under stairs storage cupboard. Television and telephone point. Two wall light points.

First Floor Landing

Access to via ladder to part boarded roof space with light housing replacement gas fired Vaillant combination boiler (2020). Over stairs cupboard with radiator. Doors to:

Bedroom One

Double glazed window to rear. Radiator. Fitted triple wardrobe.

Bedroom Two

Double glazed window to front. Radiator. Fitted double wardrobe.

Bedroom Three

Double glazed window to rear. Radiator.

Refitted Bathroom

Obscure double glazed window to front. Ladder style radiator. 'P' shaped bath with chrome mixer tap and 'rainfall' shower over. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Mirror with light. Spotlights. Extractor. Fitted cupboard.

Outside

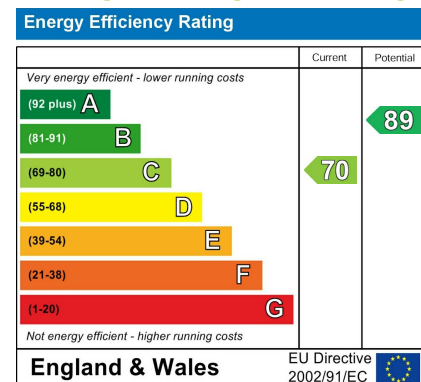
Front Garden

Laid to lawn with path to front door.

Parking

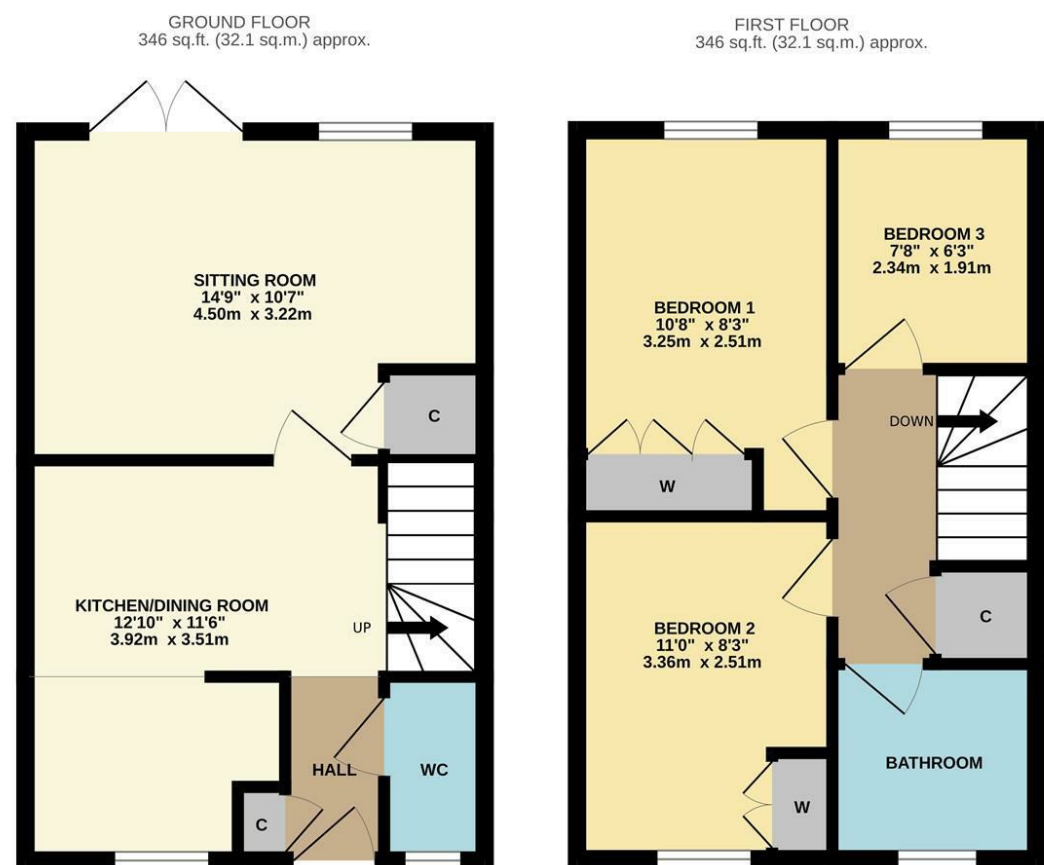
Driveway to the side providing off road parking for two vehicles. Gated side access to rear garden.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 692 sq.ft. (64.3 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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