



# 44 Sutherland Crescent, Chippenham, SN14 6RS

GOODMAN WARREN BECK

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Price Guide £475,000

**SIMPLY STUNNING!** A much improved and beautifully presented four bedroom detached house ideally situated in small cul-de-sac within this most sought after area of Cepen Park North. The property is presented in show home condition throughout with the ground floor offering a reception hall with Oak flooring, cloakroom, sitting room opening through to a bay windowed dining room both with Oak flooring, quality refitted kitchen/breakfast room with a range of fitted units, integrated appliances and Mistral work surfaces leading to a uPVC double glazed conservatory overlooking the garden. The first floor offers a master bedroom with fitted wardrobes and refitted en-suite shower room, three further bedrooms and a refitted family bathroom. Other benefits include uPVC double glazing and gas central heating via a replacement gas fired combination boiler. To the front is a double width driveway providing off road parking and to the rear is a well tended landscaped garden enjoying a southerly aspect with a large patio, lawn with shrub borders and garden shed.

## 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:

Obscure double glazed entrance door to:

## Reception Hall

Stairs to first floor with cupboard under. Radiator. Oak flooring with fitted doormat. Doors to:

## Cloakroom

Chrome ladder radiator. Corner pedestal wash basin with chrome mixer tap. Close coupled WC. Tiled to half height. Tiled floor. Extractor.

## Sitting Room

uPVC double glazed windows to front. Two radiators. Oak flooring. Coving. Archway to:

## Dining Room

uPVC double glazed bay window to rear. Radiator. Oak flooring. Coving.

## Kitchen/Breakfast Room

uPVC double glazed window to rear. Radiator. Tiled floor. Extensive range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Mistral worksurfaces with matching upstands incorporating drainer and undermounted one and a half bowl sink unit with mixer tap. Built-in electric hob and oven with extractor over. Integrated dishwasher and washing machine. Space for fridge/freezer. Spotlights. Door to:

## Front Garden

Double width driveway providing off road parking leading to the integral garage. Gated side access.

## Integral Garage

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

## Rear Garden

Enclosed by fencing and enjoying a southerly aspect and a good degree of privacy. Extensive patio area with lawn and steps up to a further large area of lawn with shrub borders. Garden shed.

## Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. Take the left turn at the mini roundabout into Malmesbury Road. Continue past John Coles Park and at the traffic lights continue straight on. At the roundabout turn left onto the bypass and at the next roundabout turn left again. Continue straight over into Argyle Drive and then take the second right into Sutherland Crescent and the property will be found at the end on the left hand side.

## Conservatory

uPVC double glazed on brick built base with uPVC double glazed French doors to side. Radiator. Currently carpeted but there is a tiled floor underneath. Ceiling fan.

## First Floor Landing

Access to roof space. Overstairs storage cupboard housing Worcester gas fired combination boiler. Doors to:

## Master Bedroom

uPVC double glazed window to front. Radiator. Two built-in double wardrobes. Door to:

## En-Suite Shower

Obscure uPVC double glazed window to front. Radiator. Full tiled shower cubicle. Vanity wash basin with chrome mixer tap and drawers under. Close coupled WC with concealed cistern. Mirror with light.

## Bedroom Two

uPVC double glazed window to front. Radiator.

## Bedroom Three

uPVC double glazed window to rear. Radiator.

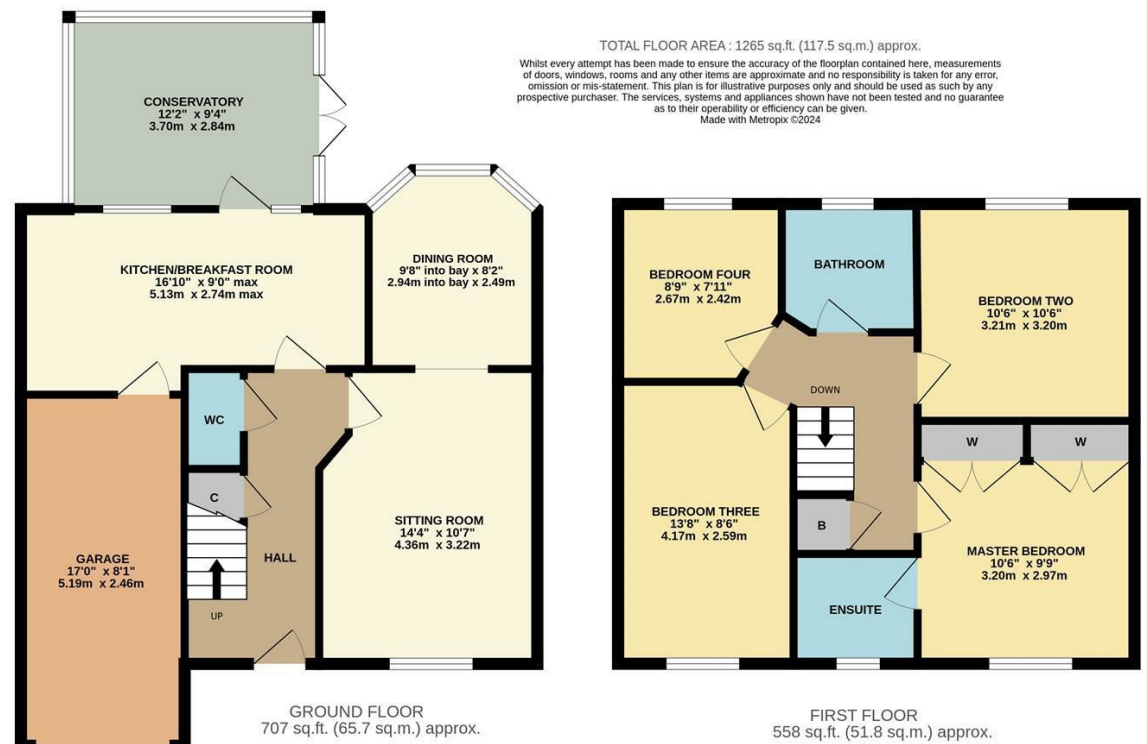
## Bedroom Four

uPVC double glazed window to rear. Radiator.

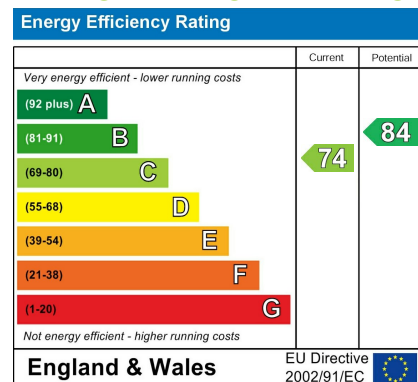
## Family Bathroom

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap and separate digital 'rainfall' shower over with concertina shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled walls. Tiled floor with underfloor heating. Extractor.

## Outside



## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

**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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)