



6 Lanhill View, Chippenham, SN14 6XS

An extended and much improved four bedroom detached house situated in this highly regarded cul-de-sac within the south after Cepen Park North development. The property is impeccably maintained and beautifully presented throughout with the ground floor offering a welcoming reception hall, good size dining room opening through into a dual aspect sitting room with wood burning stove and enjoying a view of the garden, third reception room/study, kitchen/breakfast room with solid wood work surfaces and and a cloakroom. The first floor has a master bedroom with built-in double wardrobe and refitted en-suite shower, three further bedrooms and a refitted bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a driveway providing off road parking leading to an integral garage. To the rear is an enclosed garden enjoying a good degree of privacy with a paved and decked seating area and lawn beyond.

Situation

The property is ideally located in a desirable cul-de-sac within the highly sought after development of Cepen Park North. The property is just a short walk from two of the towns highly reputable senior schools as well as Morrisons supermarket and Chippenham Golf Club. 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 (London Paddington in just over an hour), college and sports facilities.

Accommodation Comprising:

Composite front door with obscure double glazed side panels to:

Reception Hall

Stairs to first floor with cupboard under. Solid oak flooring with fitted doormat. Radiator with decorative cover. Spotlights. Coving. Doors to:

Cloakroom

Obscure double glazed window to side. Chrome ladder radiator. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiled to half height. Tiled floor. Spotlights.

Dining Room

Double glazed window to side. Oak flooring. Two radiators with decorative covers. Coving. Feature electric fireplace with marble inset and hearth and ornate surround and lighting. Opening through to:

Sitting Room

Double glazed window to rear. Double glazed French doors with side panels to side. Feature cast iron fireplace with stone surround and hearth. Oak flooring. Coving. Two television aerial points.

Reception 3/Study

Double glazed window to front. Radiator. Solid oak flooring. Coving. Television and telephone point.

Outside

Front Garden

Driveway providing off road parking for multiple vehicles. Raised flower bed. Path to gated side access.

Integral Garage

Up and over door. Power and light.

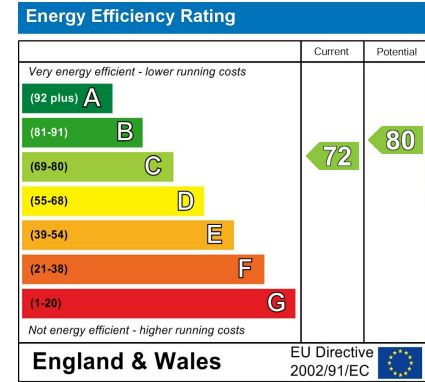
Rear Garden

Enclosed by fencing and enjoying a good degree of privacy. Decked seating area with steps down to the lawn with shrub borders. Paved area to side with timber shed. Additional paved area to the other side of the property with gated access to front.

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 take the first left into Lanhill View. The property will then be found on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
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Kitchen/Breakfast Room

Double glazed window to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Solid wood work surfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob and electric double oven with stainless steel extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Space for automatic washing machine and tumble drier. Tiled floor. Spotlights.

First Floor Landing

Access to part boarded roof space. Cupboard housing hot water tank and immersion heater with pump for power shower.

Master Bedroom

Double glazed window to front. Radiator. Built-in double wardrobe. Television and telephone point. Door to:

Refitted En-Suite Shower

Obscure double glazed window to front. Stainless steel ladder radiator. Fully tiled shower cubicle. Wall hung vanity wash basin with cupboard under and chrome mixer tap. Close coupled WC. Tiling to principal areas. Mirror with light. Spotlights. Extractor. Tiled floor.

Bedroom Two

Double glazed window to rear. Radiator. Wood laminate flooring.

Bedroom Three

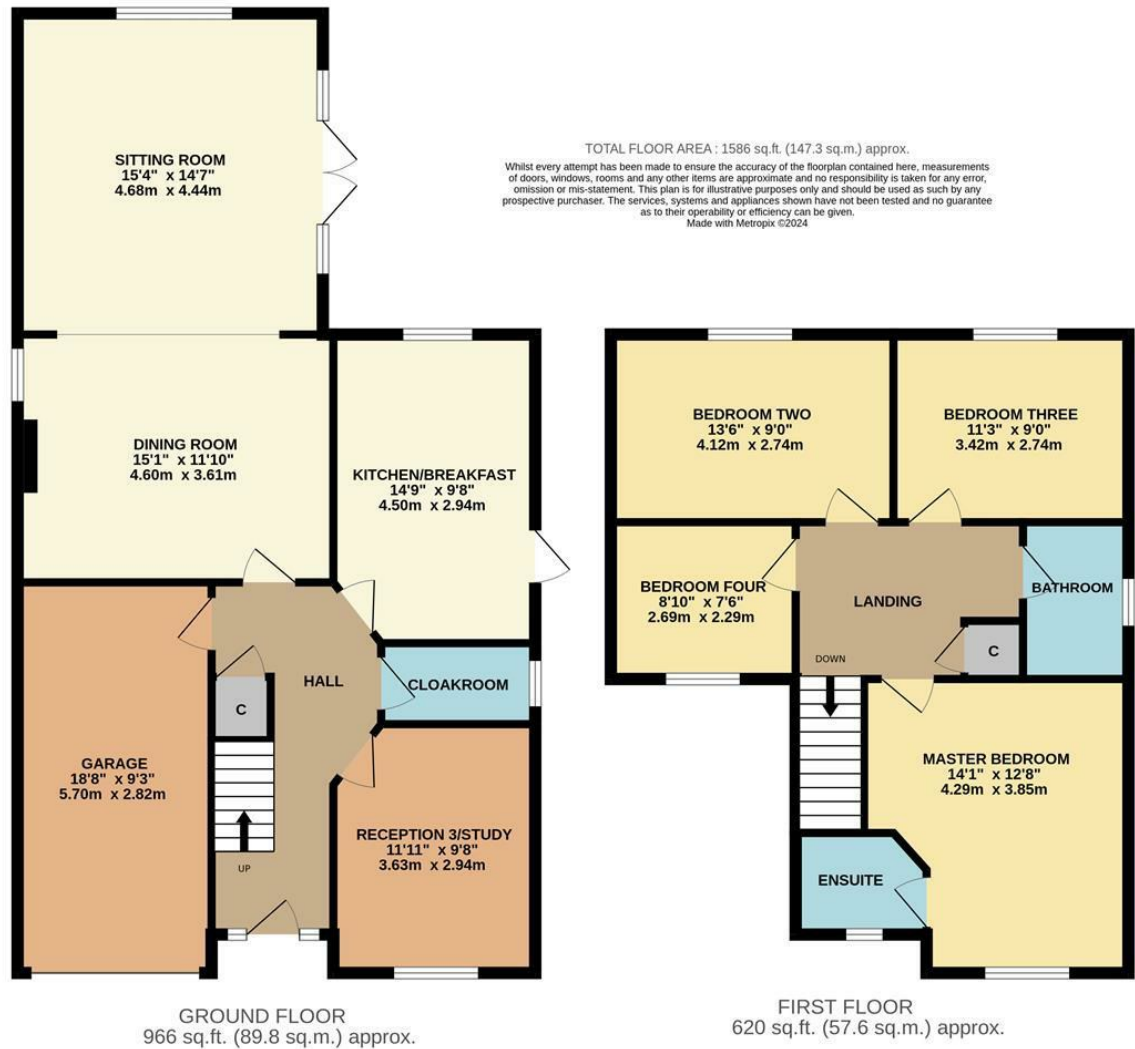
Double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to front. Radiator.

Family Bathroom

Obscure double glazed window to side. Chrome ladder radiator. Panelled bath with chrome mixer tap and shower attachment. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principal areas. Tiled floor. Extractor.



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)