





61 Sandown Drive, Chippenham, SN14 0YA

An attractive and well presented three/four bedroom detached house located within a spur of just three properties on the popular Cepen Park South. The ground floor accommodation offers a reception hall, cloakroom, sitting room with bay window, separate dining room with door to the garden, a useful family room/fourth bedroom and a kitchen/breakfast room with a range of fitted units, built-in oven and hob and integrated fridge/freezer. The first floor boasts a master bedroom with a range of fitted and built-in wardrobes and a shower room, two further bedrooms and a family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a driveway providing off road parking leading to a detached oversize garage. To the rear is a pleasant enclosed south facing garden.

Situation

The property is delightfully situated down a private drive of just three properties. Cepen Park South is a desirable development on the western side of town close to superstores, Sainsbury's supermarket, schools and numerous other amenities. There is easy access to the bypass providing easy connection to M4 J.17 for swift commuting to Bristol, Bath and Swindon. The town centre with mainline rail station is also easily accessible.

Accommodation Comprising:

Entrance Porch

Obscure double glazed entrance door to:

Entrance Hall

Wooden glazed doors to Sitting Room and Kitchen/Breakfast Room. Door to Cloakroom and Study/Bedroom Four. Stairs to first floor with cupboard under. Radiator with decorative cover.

Cloakroom

Obscure uPVC double glazed window to front. Radiator. Corner wash basin with chrome mixer tap and tiled splashback. Close coupled WC.

Sitting Room

uPVC double glazed bay window to front. Radiator. Coving.

Dining Room

uPVC double glazed door and windows to rear. Radiator. Coving.

Kitchen/Breakfast Room

Two uPVC double glazed windows to rear. Radiator. Fitted with a range of drawer and cupboard base units, matching wall mounted cupboards and display units.

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Price Guide £450,000

Rolled edge work surfaces with inset one and a half bowl ceramic sink with chrome mixer tap. Separate stainless steel circular sink with drainer and chrome mixer tap. Built-in double oven and four ring gas hob with extractor over. Space and plumbing for automatic washing machine and tumble drier. Integrated fridge/freezer. Water softener. Wall mounted gas fired boiler for radiator central heating and hot water. Coving. Fully tiled walls.

Bedroom Four/Study

Dual aspect with uPVC double glazed windows to front and side. Radiator. Spotlights. Coving.

First Floor Landing

uPVC double glazed window to side. Airing cupboard housing hot water cylinder. Access to roof space. Coving. Doors to:

Master Bedroom

uPVC double glazed window to rear. Radiator. Fitted and built-in wardrobes.

En-suite Shower Room

Obscure uPVC double glazed window to side. Chrome ladder radiator. Shower cubicle. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Fully tiled. Extractor fan.

Bedroom Two

uPVC double glazed window to front. Radiator.

Bedroom Three

uPVC double glazed window to front. Radiator.

Bathroom

uPVC double glazed obscure window to rear. Chrome ladder radiator. Panelled

bath with chrome mixer tap and shower attachment. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Fully tiled. Extractor fan.

Outside

Front Garden

Driveway leading to garage providing off road parking. Laid to lawn with mature shrubs and trees. Path to front door. Gated side access to rear garden.

Rear Garden

Enclosed by fencing with gated side access. Paved seating area and mainly laid to lawn beyond. Further seating area with pergola. Flower and shrub borders.

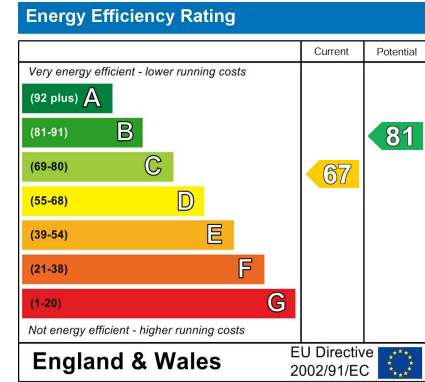
Detached Garage

Up and over door. Power and light. Eaves storage. uPVC double glazed door and window to side.

Directions

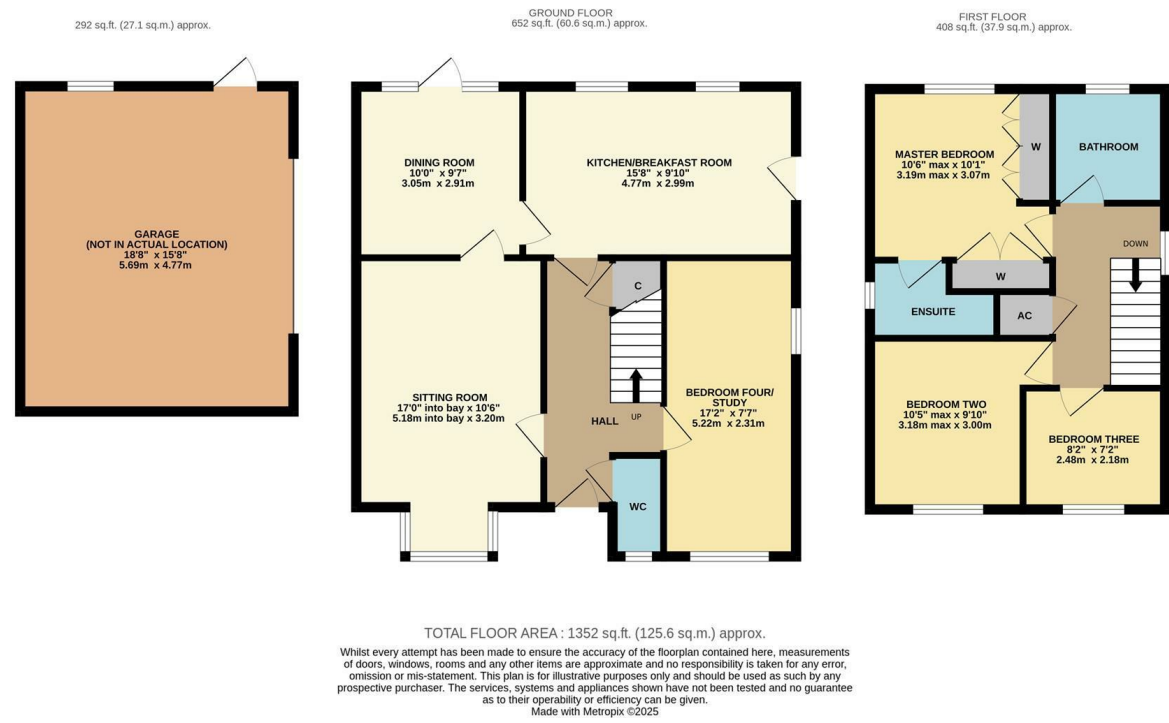
Take the A4 Bath Road from the town centre. At the Pheasant roundabout proceed straight over, then at the next roundabout turn right, towards Sainsburys. Proceed straight over the next roundabout onto Sandown Drive. Continue on this road, past Sedgfield Way and around the bend, where the property will be found on the on the left hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

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)