



This well appointed four bedroom detached property is situated within the popular development of Cepen Park South. The accommodation is based around an entrance hall with doors leading to the cloakroom, lounge, kitchen/dining room and utility area. On the first floor the landing leads to the family bathroom and all four bedrooms with the main bedroom benefiting from a dressing area and en suite. Externally the property sits within an established plot with parking to the front with access to a single integral garage and the rear garden.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Chippenham

Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Accommodation

With approximate measurements the accommodation comprises:

Entrance Hall

Upvc double glazed window to side, Upvc double glazed door to side, doors to lounge, dining area and WC, stairs to first floor landing, cupboard, tiled flooring, radiator.

Cloakroom

Obscured Upvc double glazed window to side, two piece suite comprising low level WC and pedestal wash hand basin with tiled splash back, extractor fan.

Lounge 4.47m x 3.53m (14'08" x 11'07")

Upvc double glazed windows to front and side, electric fire place with marble effect hearth and back with wooden mantle and surround, door to hallway, radiator, wall lights, television point.

Dining Area 2.95m x 2.44m (9'08" x 8'00")

Upvc double glazed french doors to garden, opening to kitchen, radiator, wood effect flooring.

Kitchen 3.07m x 2.41m (10'01" x 7'11")

Upvc double glazed windows to rear, fitted kitchen offering a matching range of wall, base and display units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring electric hob with cooker hood over, space and plumbing for dishwasher, fridge freezer, wall mounted boiler, tiled flooring.

Utility Room 2.64m x 1.47m (8'08" x 4'10")

Upvc double glazed door to side, base units, stainless steel sink drainer inset to rolled edge work surfaces, part tiled, space and plumbing for automatic washing machine, tumble dryer, radiator, tiled flooring.

Landing

Upvc double glazed window to side, access to roof void, storage cupboard and airing cupboard.

Bedroom One 3.86m x 2.62m (12'08" x 8'07")

Upvc double glazed window to front and side, radiator, walk in wardrobe with hanging space.

En Suite

Obscured Upvc double glazed window to side, fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin and low level WC, chrome fittings, part tiling, radiator, extractor fan.

Bedroom Two 2.87m x 2.49m (9'05" x 8'02")

Upvc double glazed window to rear, radiator, built in wardrobe.

Bedroom Three 2.54m x 2.49m (8'04" x 8'02")

Upvc double glazed window to rear, radiator, built in wardrobe.

Bedroom Four 2.79m x 1.83m (9'02" x 6'00")

Upvc double glazed window to front, radiator, built in cupboard.

Bathroom

Obscured Upvc double glazed window to side, fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin, low level w/c, all with chrome fittings, part tiling, radiator, extractor fan, tiled flooring.

Front

Shared driveway with parking and side access.

Integral Garage

With up and over door, power and light, door to side.

Rear Garden

Enclosed rear garden, laid to lawn with patio area and awning.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

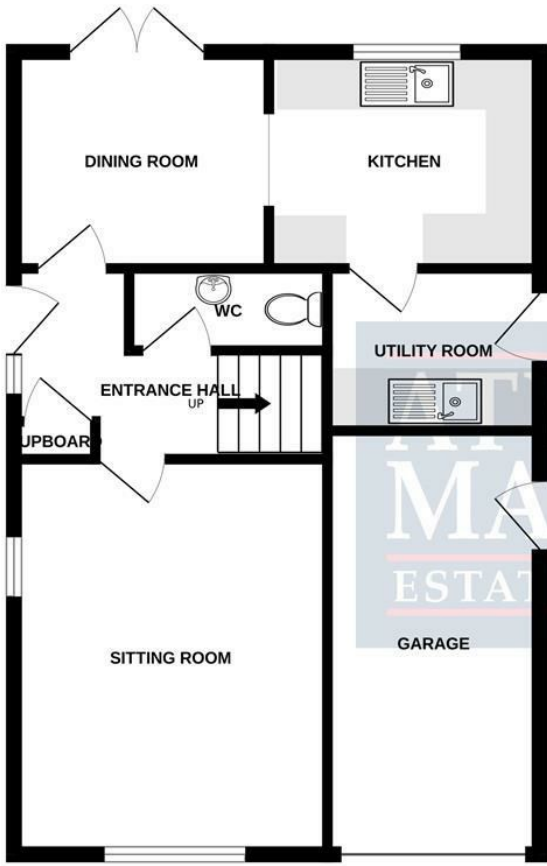
Wiltshire Council Tax - Band D

Tenure - Freehold

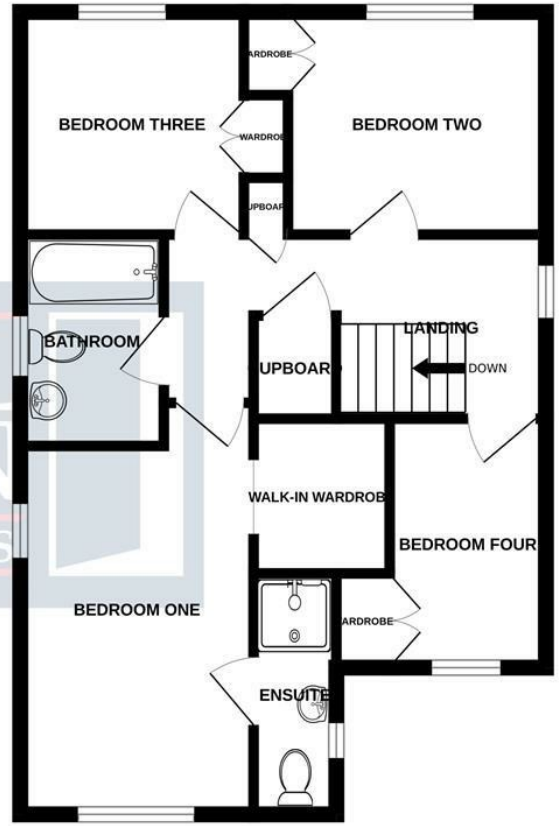




GROUND FLOOR



FIRST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing