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Argyle Drive, Cepen Park North SN14 6RP

Price Guide £599,950

A generously proportioned and detached four double bedroom family home ideally located towards the end of this exclusive cul-de-sac on the western side of town. The property would be ideal for families and commuters being situated within walking distance of two well regarded secondary schools and within easy reach of Chippenham's major commuter links. The accommodation briefly comprises; entrance hall, cloakroom, study, 19' sitting room, 22' family/dining room, a refitted kitchen/breakfast room with granite surfaces and utility to the ground floor. The first floor provides; master bedroom with dressing area and four piece en-suite shower room, three further double bedrooms and family bathroom. Externally there are front and enclosed rear gardens offering a private aspect, attached double garage and ample off road driveway parking.



## Situation - Cepen Park North

The property is set in a highly desirable cul-de-sac well thought of by families and commutes alike. Two popular schools, a large supermarket and a park are within walking distance and getting to the motorway and other commuter links is easy. Chippenham itself 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.

## Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas  
 Central Heating  
 Wiltshire Council Tax - Band F  
 Tenure - Freehold



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 A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
Current: 69	Potential: 81
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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