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Lanhill View, Cepen Park North SN14 6XS

Price Guide £600,000

A ideally positioned four bedroom detached family home situated towards the end of this highly desirable cul-de-sac on the western side of town. The accommodation briefly comprises; entrance porch, entrance hall, cloakroom, family room, dining room, study and kitchen/breakfast room to the ground floor. The first floor provides; galleried landing with a vaulted ceiling, master bedroom with en-suite shower room, three further bedrooms and family bathroom. Externally the property benefits an open front garden, enclosed rear garden with a private aspect and attached double garage, currently converted to a home studio with ample parking. An internal viewing is highly recommended.

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 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. Two of these schools Sheldon & Hardenhuish are just a short walk from the property. 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:

Ground Floor

Entrance Porch

With canopy, Phillips Hue lighting and door to...

Entrance Hall

With composite double glazed door to front, two upvc double glazed windows to front, doors to dining room, study & cloakroom, under stairs cupboard, radiator, Amtico flooring.

Cloakroom

With obscured upvc double glazed window to side, two piece suite comprising; low level w/c and vanity wash hand basin, chrome heated towel rail, Amtico flooring.

Study 2.74m x 2.54m (9' x 8'4")

Dual aspect with upvc double glazed windows to front and side, radiator, Amtico flooring.

Dining Room 4.11m x 2.72m (13'6" x 8'11")

Dual aspect with upvc double glazed windows to front and side, French doors to the

open plan family room and glazed door to the entrance hall, radiator, wall lights, Amtico flooring.

Open Plan Kitchen / Family Room 7.44m x 4.78m max (24'5" x 15'8" max)

Family Area

With double glazed patio door to rear, spot lighting and upvc double glazed window to side, open to...

Kitchen Area

With upvc double glazed window and door to rear, Hue spot lighting, upvc double glazed door to side lobby, open to entrance hall and family room, refitted kitchen offering a matching range of wall and base units, one and a half bowl sink inset to Quartz work surfaces with upstands, integrated electric oven and four ring electric hob with cooker hood over, integrated; automatic washing machine, dishwasher and full height fridge & freezer, fitted water softener, wall mounted combination boiler, Amtico flooring.

Inner Lobby 5.26m x 1.17m (17'3" x 3'10")

With upvc double glazed door from the kitchen, French doors to the rear garden, door to double garage/studio and composite double glazed door and window to side, space for tumble dryer.

First Floor

Galleried Landing

With upvc double glazed window to front, Vaulted ceiling, airing cupboard, radiator, access to loft space, doors to...

Master Bedroom 3.86m x 3.58m (12'8" x 11'9")

With upvc double glazed window to rear, radiator, carpeted. Door to...

En-Suite Shower 2.49m x 1.04m (8'2" x 3'5")

With obscured upvc double glazed window to side, fitted with a three piece suite comprising; shower cubicle, vanity wash hand basin and low level w/c, all with chrome fittings, full tiling, chrome heated towel rail.

Second Bedroom 3.81m x 3.00m (12'6" x 9'10")

With upvc double glazed window to rear, radiator, carpeted flooring.



Third Bedroom 2.84m x 2.79m (9'4" x 9'2")

With upvc double glazed window to front, radiator, carpeted.

Fourth Bedroom 2.72m x 2.57m (8'11" x 8'5")

With upvc double glazed window to front, radiator, carpeted.

Family Bathroom 2.01m x 1.96m (6'7" x 6'5")

With obscured upvc double glazed window to side, fitted with a three piece suite comprising: bath with shower over, vanity wash hand basin and low level w/c, all with chrome fittings, full tiling, chrome heated towel rail, laminate flooring.

Externally

Front Garden

The front garden is mainly laid to lawn with mature hedging, rose border, path to front door.

Rear Garden

The rear garden benefits from a private aspect with lawn, wildlife pond and mature shrub borders, greenhouse, outside tap, apple tree, patio area, Phillips 'Hue' coloured outside lighting.

Double Garage (Studio) & Driveway 5.00m x 4.93m (16'5" x 16'2")

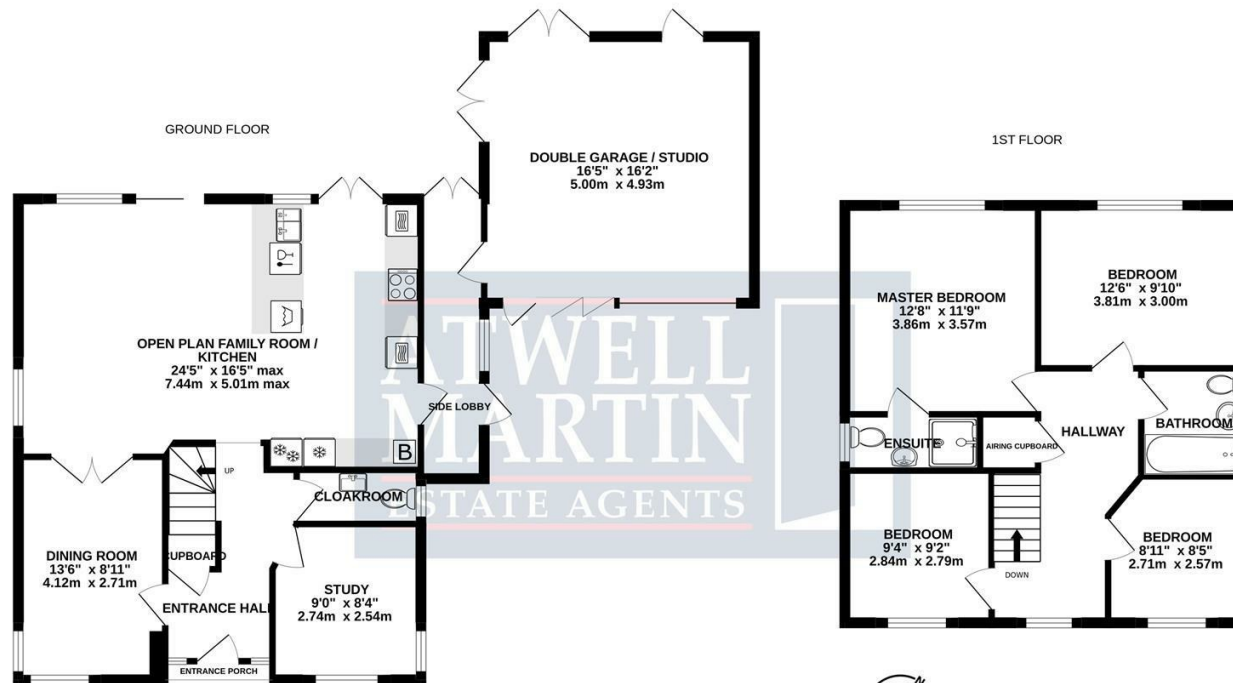
The double garage has been converted to provide a large studio room ideal for use as a gym or home working, spot lighting, bi-folding doors to the front driveway, French doors to rear and side and door to rear, further door leads into the side lobby, included with the sale is a range of mirrored storage cupboards. There is a tarmacadam driveway in front offering ample off road parking with Phillips Hue lighting.

Property Information

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

Wiltshire Council Tax - Band F

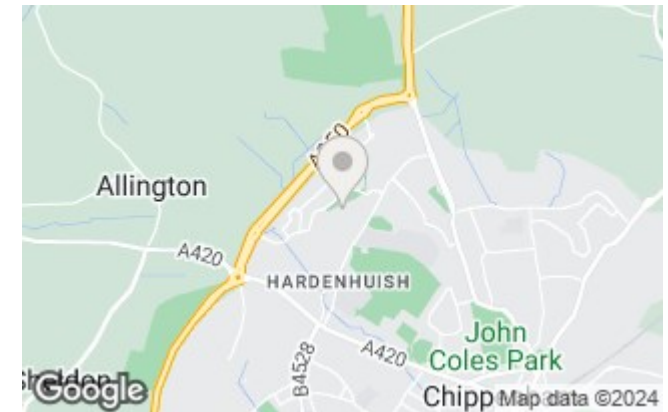
Tenure - Freehold



LANHILL VIEW CHIPPENHAM, WILTSHIRE, SN14 6XS



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. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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			80
(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	

