



This well presented detached property is located within the popular residential area of Cepen Park South. The well proportioned accommodation is based around a entrance hall with access to the lounge, dining area, garden room, kitchen , utility room and downstairs cloakroom. On the first floor the landing leads to the family bathroom plus all four bedrooms with the main bedroom offering a useful dressing area and en suite. From the landing stair ladders lead to the additional I shaped fifth bedroom. Externally the property is set back from the road with parking and garage along with access leading to the enclosed 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.

Halway

With door to front and access to;

Cloakroom

Two piece white suite comprising low level WC and pedestal wash hand basin with tiled splash back.

Lounge

Upvc double glazed window to front, fire place, door to entrance, radiator, wall lights.

Dining Room

Upvc double glazed window to side, radiator, opening to;

Kitchen

Upvc double glazed window to rear, fitted kitchen offering a matching range of wall and base units, sink drainer inset to work surfaces, part tiled, integrated double electric oven and hob with matching cooker hood over, space and plumbing for dishwasher.

Utility Room

Door to garden, floor mounted cupboards, sink, plumbing for washing machine and wall mounted boiler.

Family Room

Double glazed windows to rear, patio doors to side, Velux windows and radiator.

Landing

Double glazed window to side, radiator, storage, stairs to fifth bedroom.

Bedroom One

Double glazed window to front and side, Opening to dressing area with two built in mirrored wardrobes.

En Suite

Upvc double glazed window to side, radiator, w/c, wash hand basin and shower.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Upvc double glazed window to side, heated towel rail, vanity storage unit, w/c, bath with shower over.

Second Floor Landing

Eves storage

Bedroom Five

Upvc double glazed windows to rear, radiator, storage.

Front Garden

Raised beds, parking and side access.

Garage

Single garage with up and over door, power and light.

Rear Garden

Enclosed rear garden with patio area.

Property Information

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

Wiltshire Council Tax - Band E

Tenure - Freehold



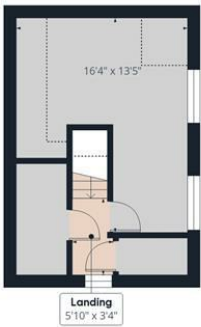




Floor 0



Floor 1



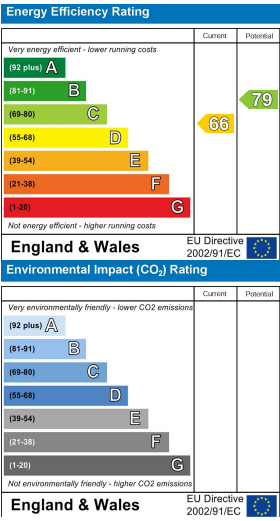
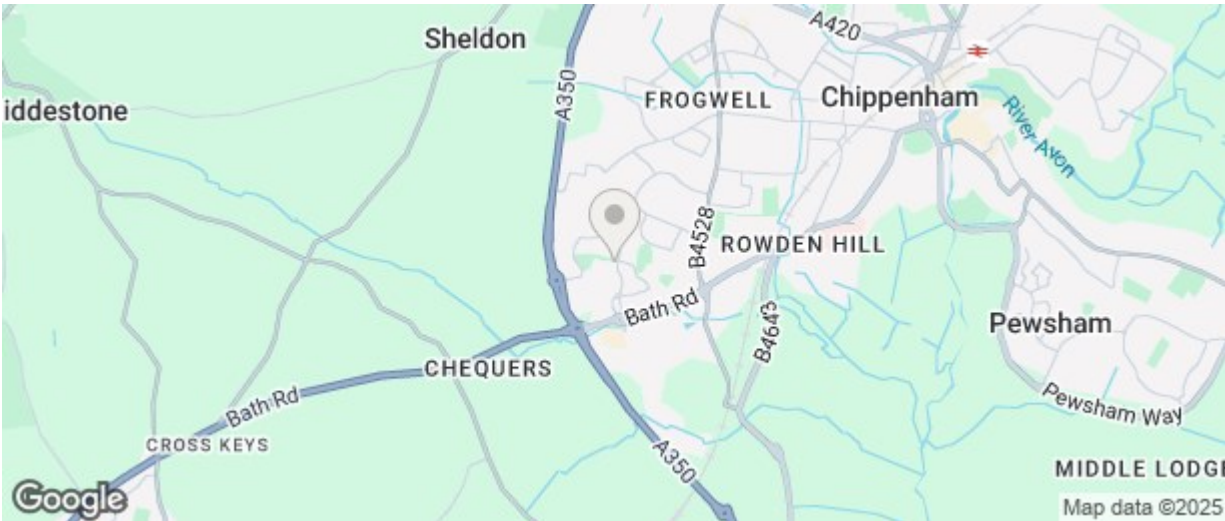
Floor 2

Approximate total area⁽¹⁾
1321.59 ft²
Reduced headroom
51.45 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE360



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