





This well presented four bedroom property is located on the popular Cepen Park North development. The well maintained property sits within a good size established plot with parking and garage to the front along with a good size garden to the rear. The accommodation is based around an entrance hall with access to the cloakroom, lounge kitchen/breakfast room and dining area. The first floor landing leads to the family bathroom and all four bedroom with the main bedroom benefiting from an en suite.

#### 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 4.34m x 1.75m (14'03" x 5'09")

Double glazed front door, radiator, stairs to first floor, under stairs cupboard and cloakroom, telephone point.

##### Cloakroom 1.27m x 0.81m (4'02" x 2'08")

Tiled floor, toilet, radiator and wash hand basin.

##### Lounge 4.34m x 3.18m (14'03" x 10'05")

Upvc double glazed window to the front and radiator, television point.

##### Dining Room 2.51m x 2.49m (8'03" x 8'02")

Double glazed bay window to the rear, radiator and laminate floor.

##### Kitchen/Breakfast Room 5.18m x 2.72m (17'00" x 8'11")

Double glazed door to the rear, two double glazed windows to the rear, tiled floor, door to the garage, floor and wall mounted units, wall mounted gas boiler new fitted March 2023, gas hob, electric oven, extractor fan, plumbing for a washing machine, plumbing and space for a further appliance, two radiators and opening to the dining room.

#### Landing

Loft access, airing cupboard and doors to the bedrooms and bathroom.

##### Bedroom One 3.61m x 3.20m (11'10" x 10'06")

Upvc double glazed window to the front, radiator, fitted wardrobe and door to the en suite.

##### En Suite 1.78m x 1.55m (5'10" x 5'01")

Upvc double glazed window to the front, towel radiator, wash hand basin with vanity storage, toilet and shower cubicle with mains shower.

##### Bedroom Two 4.19m x 2.62m (13'09" x 8'07")

Upvc double glazed window to the front and radiator.

##### Bedroom Three 3.20m x 3.20m (10'06" x 10'06")

Upvc double glazed window to the rear, radiator and fitted wardrobe.

##### Bedroom Four 2.62m x 2.44m (8'07" x 8'00")

Upvc double glazed window to the rear and radiator

##### Bathroom 2.01m x 1.78m (6'07" x 5'10")

Upvc double glazed window to the rear, laminate floor, towel radiator, toilet, wash hand basin and bath with mains shower over.

##### Garage 5.21m x 2.51m (17'01" x 8'03")

Up and over door to the front, power, light, work surface to the rear with space for appliances under and personal door to the kitchen.

#### Driveway

Parking for two cars.

#### Garden

Well stocked and well maintained, laid to lawn with patios, fruit trees, plant, shrub and flower borders.

#### Property Information

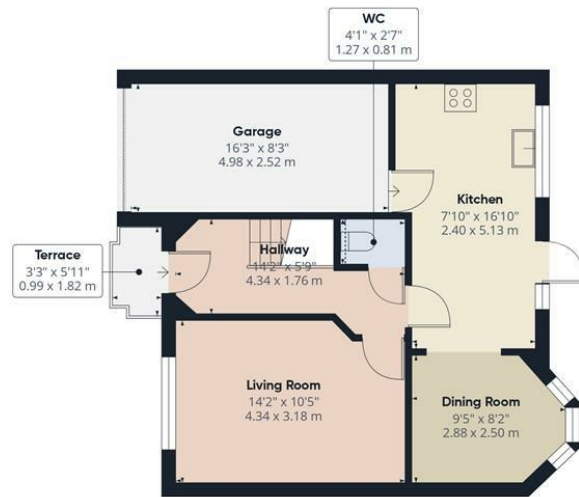
Utilities/Services - Mains electric, water & drainage, Gas Central Heating

Wiltshire Council Tax - Band E

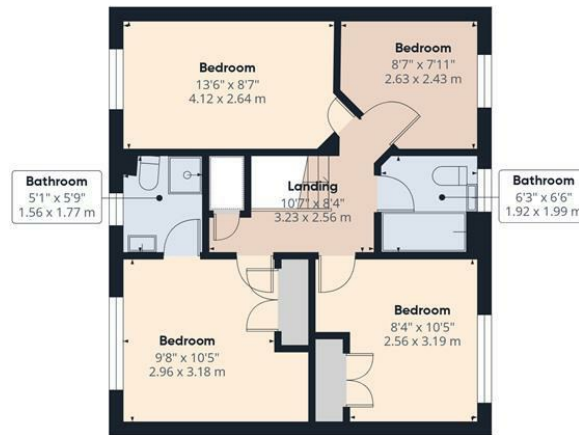
Tenure - Freehold







Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

1122 ft<sup>2</sup>  
104.3 m<sup>2</sup>

Balconies and terraces

17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

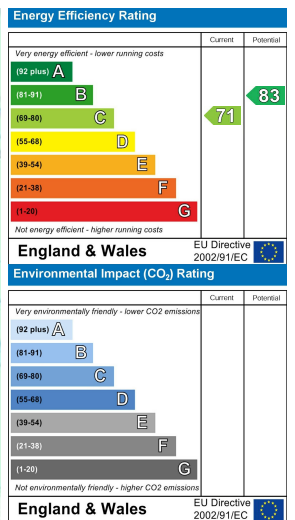
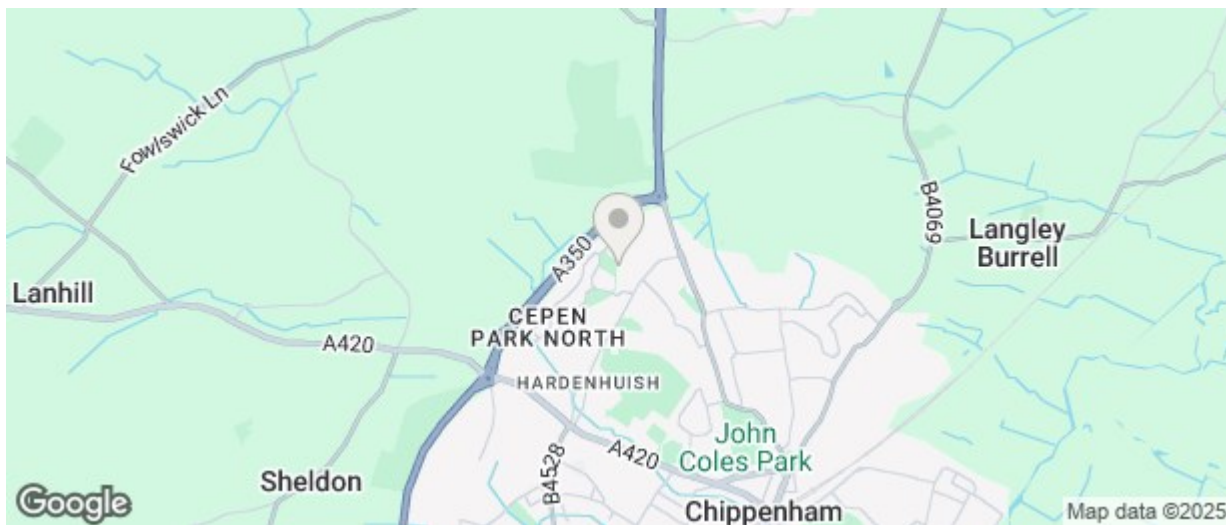
Reduced headroom

..... Below 5 ft/1.5 m

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.

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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