



10 Fox Close, Chippenham, SN14 6YB

A much improved and well presented substantial five bedroom detached family home in excess of 2200 sq ft tucked away within the most sought after Cepen Park North development with a front aspect overlooking greenery, open land and a footpath leading into town alongside a picturesque stream. The spacious accommodation on the ground floor offers an entrance porch, a large welcoming reception hall with guest cloakroom, a delightful open plan kitchen/dining/family room with an extensive range of fitted units, two sets of patio doors and a fireplace with wood burning stove, a sitting room with bay window and fireplace and a further large reception room. The first floor boasts a master bedroom with a refitted en-suite shower room, guest bedroom with en-suite shower room, three further bedrooms and a refitted family bathroom. Other benefits include uPVC double glazing and gas central heating with a replacement Worcester boiler. To the front is a low maintenance garden and large driveway with turning area providing ample off road parking leading to a detached double garage. To the rear is an enclosed garden with full patio area and laid to lawn beyond with covered decked seating area.

Situation

The property is ideally located within the highly sought after development of Cepen Park North pleasantly tucked away down a private drive with a front aspect overlooking greenery and open land. It is a short walk from two of the towns highly reputable secondary schools as well as Morrisons supermarket and there is also a footpath running alongside a picturesque stream leading into the town centre. There are excellent links for commuting to the major centres of Bath, Bristol, Swindon and London via the A4, A420 and the M4. A more comprehensive range of amenities are to be found in the nearby town centre including mainline railway station with a direct line to London Paddington in just over an hour,

Accommodation Comprising:

Entrance door and side panel leading to:

Entrance Porch

Radiator. Fitted brush matting. Multi glazed door and side panels to:

Large Reception Hall

Radiator. Stairs to first floor with two cupboards under. Coving. Central heating thermostat. Engineered Oak flooring. Doors to:

Kitchen/Dining/Family Room

Comprising of:

Kitchen/Dining Area

Double glazed window and large full height double glazed window to rear. Radiator. Range of modern shaker style drawer and cupboard base units with matching wall mounted cupboards. Work surfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in induction hob with stainless steel extractor over. Built-in eye level double oven. Integrated dishwasher. Space for fridge/freezer. Inset spotlights. Wood laminate flooring.

Family Area

Double glazed sliding patio doors to rear. Fireplace with Oak beam and cast iron wood burning stove. Coving. Two wall light points. Television and telephone points. Wood laminate flooring.

Sitting Room

Double glazed bay window to front. Radiator. Feature electric fireplace. Coving. Two wall light points.

Reception Room

Two double glazed windows to front. Radiator. Coving.

Outside

Front Garden

Stone chipping with paved pathway to front door. Tarmac driveway and turning area leading to detached double garage and offering additional parking. Path to side leading to gated side access.

Rear Garden

Fully enclosed garden with gated side access. Full width patio area with sleeper retaining wall and laid to lawn beyond. Covered decked seating area. Gravelled area. Raised flower and shrub border. Outside tap.

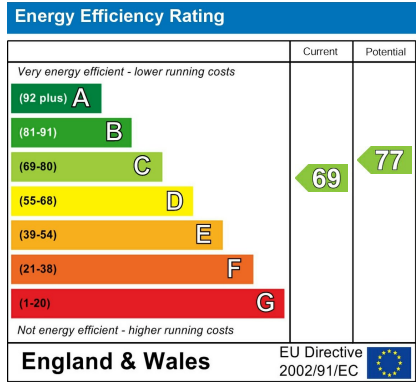
Detached Double Garage

Up and over door. Personal door to side. Power and light.

Directions

Take the A420 Bristol Road out of town. At the double roundabout turn right into Hardenhuish Lane. Proceed up the hill past the secondary schools and turn left into Cepen Park North. At the next roundabout turn left into Stainers Way and then take the next left into Redwing Avenue. Take the first right into Hamish Way, then left at the junction into Fallowfield Close and first right into Fox Close. At the end of the close turn right and the property will found at the far end of the driveway.

ENERGY PERFORMANCE GRAPHS



Council Tax Band:

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

Price Guide £750,000

Utility Room

Double glazed door and window to side. Modern shaker style cupboard base units with matching wall mounted cupboards. Work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with mixer tap and extending shower head. Space and plumbing for washing machine. Space for tumble dryer. Inset spotlights. Replacement Wall mounted Worcester gas fired boiler.

Cloakroom

Obscure double glazed window to side. Radiator. Pedestal wash basin with tiled splash back. Close coupled WC. Coats hanging area.

First Floor Galleried Landing

Double glazed window to front. Radiator. Coving. Cupboard housing hot water tank. Access to roof space. Doors to:

Master Bedroom

Two double glazed windows to rear. Two radiators. Coving. Door to:

Refitted En-Suite Shower Room

Obscure double glazed window to side. Contemporary style radiator. Extra wide fully tiled walk-in shower. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiled to principal areas. Tiled floor. Extractor. Shaver point. Spotlights.

Bedroom Two

Double glazed window to front. Radiator. Built-in wardrobes and drawer unit. Coving. Door to:

En-Suite Shower Room

Obscure double glazed window to front. Radiator. Shower cubicle. Pedestal wash basin. Close coupled WC. Fully tiled walls. Extractor. Light and shaver point. Extractor.

Bedroom Three

Double glazed window to rear. Radiator. Coving.

Bedroom Four

Double glazed window to rear. Radiator. Coving.

Bedroom Five

Double glazed window to front. Radiator. Coving.

Family Bathroom

Obscure double glazed window to side. Contemporary style radiator. Panelled bath with chrome mixer tap. Separate corner shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Spotlights. Shaver point. Tiled floor.

