



15 Redwing Avenue, Chippenham, SN14 6XJ

An extended four/five bedroom detached house ideally situated in this highly regarded area of Cepen Park North with spacious and flexible accommodation with the opportunity for a downstairs bedroom with en-suite shower room if desired. The ground floor accommodation offers a spacious and welcoming reception hall with guest cloakroom, sitting room with patio doors to a large double glazed conservatory, separate dining room and study, kitchen/breakfast room with separate utility room and useful family room/bedroom with shower room. The first floor then boasts a large master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is an extensive area of block paving providing ample off road parking. To the rear is a pleasant enclosed garden enjoying a good degree of privacy with a large area of decking and lawn beyond.

Situation

The property is ideally situated within the highly sought after development of Cepen Park North just a short walk from two of the towns highly reputable senior schools as well as Morrisons supermarket. 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, college and sports facilities.

Accommodation Comprising:

Recessed Porch

Entrance door with obscure double glazed side panels to:

Reception Hall

Tiled floor. Wood laminate flooring. Stairs to first floor with cupboard under. Radiator. Coving. Doors to:

Cloakroom

Obscure double glazed window to side. Radiator. Wall hung wash basin with tiled splashbacks. Close coupled WC. Tiled floor.

Sitting Room

Two radiators. Feature coal effect gas fire with marble inset and hearth and wooden surround. Coving. Double glazed sliding patio doors to:

Conservatory

uPVC double glazed on brick built base with French doors to side. Radiator. Tiled floor.

Dining Room

Double glazed window to front. Radiator. Coving.

Study

Double glazed window to side. Radiator. Spotlights.

Bedroom Three

Double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to front. Radiator.

Family Bathroom

Obscure double glazed window to side. Radiator. Panelled bath with electric shower over, shower screen and tiling to principal areas. Pedestal wash basin with tiled splashback. Close coupled WC. Shaver point.

Outside

Front Garden

Extensive block paved driveway providing ample off road parking. Gated side access to rear garden.

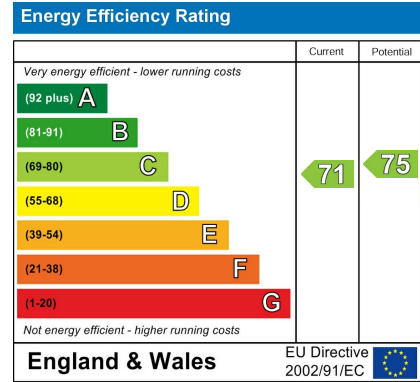
Rear Garden

Pleasant enclosed garden enjoying a good degree of privacy. Extensive decked seating area with flower and shrub borders. Garden shed. Outside tap.

Directions

Take the A420 Bristol Road out of town. At the double roundabout turn right into Hardenhuish Lane. Proceed up the hill past the senior 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.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

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Price Guide £545,000

Kitchen/Breakfast Room

Double glazed window to rear. Radiator. Range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Worksurfaces with tiled splashback and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in five ring stainless steel gas hob and electric double oven with extractor over. Space and plumbing for dishwasher. Tiled floor. Spotlights. Door to:

Utility Room

Obscure double glazed stable door to side. Radiator. Cupboard base unit. Worksurface with tiled splashbacks and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for washing machine. Space for tumble drier. Wall mounted gas fired boiler for central heating and hot water. Spotlights. Tiled floor.

Family Room/Bedroom

Double glazed window to front. Radiator. Fitted cupboards and wall units. Door to:

Shower Room

Obscure double glazed window to side. Radiator. Shower cubicle. Pedestal wash basin. Close coupled WC. Fully tiled walls.

First Floor Landing

Double glazed window to side. Access to roof space. Cupboard housing water tank. Doors to:

Master Bedroom

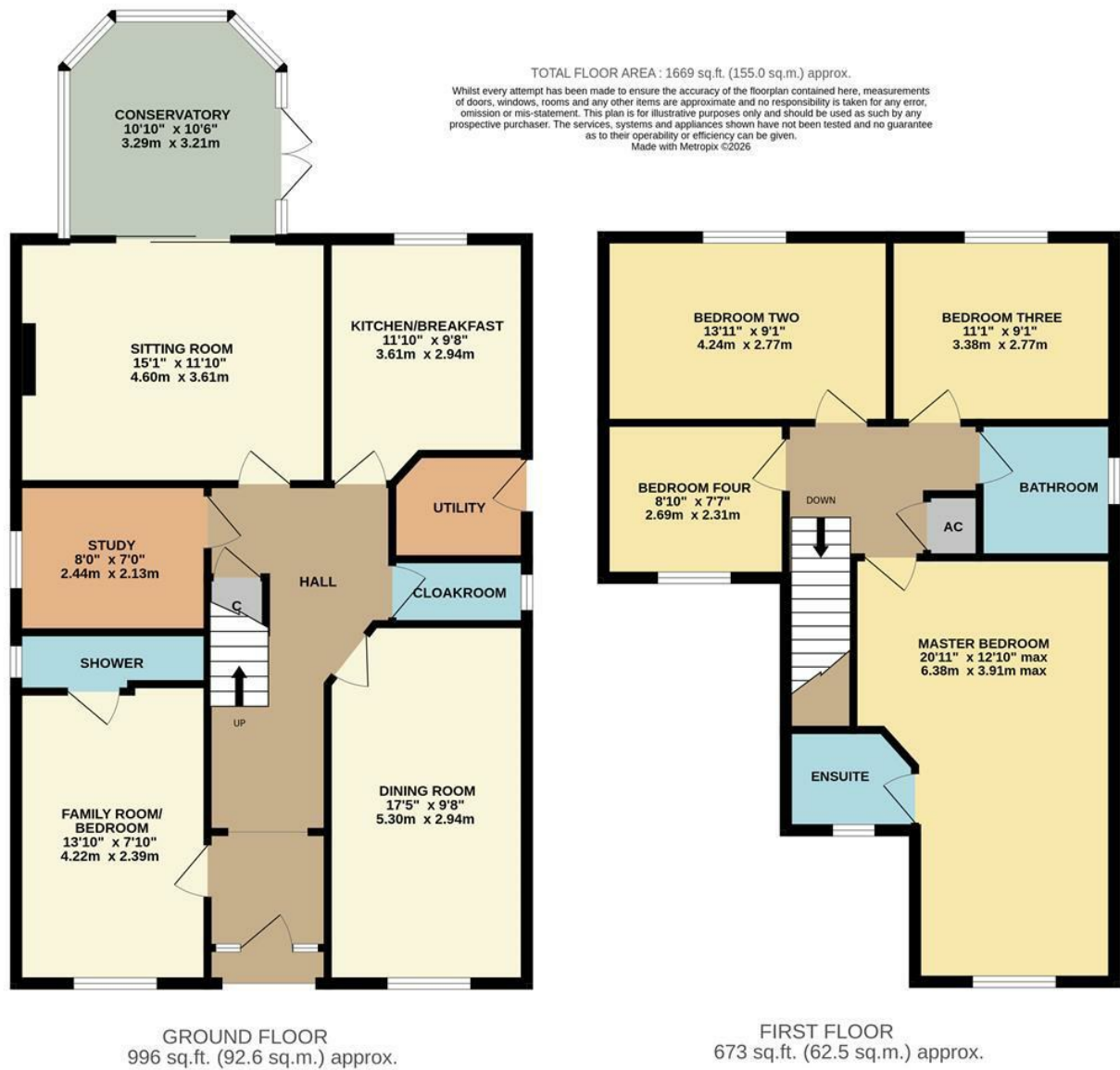
Double glazed window to front. Radiator. Door to:

En-Suite Shower Room

Obscure double glazed window to front. Chrome ladder radiator. Fully tiled shower cubicle. Pedestal wash basin with tiled splashback. Close coupled WC. Shaver point.

Bedroom Two

Double glazed window to rear. Radiator.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)