



# 17 Sheepscroft, Chippenham, SN14 6YJ

A spacious modern detached house ideally situated in the sought after area of Cepen Park North with the benefit of a loft conversion creating up to six bedrooms. The ground floor accommodation offers a welcoming reception hall, sitting room with bay window and feature fireplace, separate dining room, a large kitchen/breakfast room and utility room. The first floor boasts a master bedroom with bay window, fitted wardrobes and en-suite bathroom, second double bedroom with fitted wardrobes, two further bedrooms and a good size family bathroom with bath and separate shower. The top floor then offers two further bedrooms and a large walk-in storage area. Other benefits include double glazing and gas central heating. To the front is a lawned garden bound by mature hedgerow and driveway providing off road parking leading to an integral garage. To the rear is an enclosed south-west facing garden with patio area and lawn.

## Situation

The property is ideally located within the highly sought after development of Cepen Park North convenient for Senior Schools, other amenities and swift access to the M4. Just a short walk from two of the towns highly reputable senior schools as well as Morrisons supermarket and Chippenham Golf Club. There is also a private school bus to the near by village school at Kington St Michael with it's outstanding OFSTED rating. 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 ( London Paddington in just over an hour), college and sports facilities.

## Accommodation Comprising:

Entrance door with side panel to:

### Reception Hall

Amtico flooring. Stairs to first floor with recess under. Radiator. Coving. Doors to:

### Cloakroom

Radiator. Wash basin with tiled splashback. Close coupled WC. Extractor.

### Sitting Room

Double glazed bay window to front. Two radiators. Feature fireplace with marble inset and hearth, wooden surround and coal effect gas fire. Two radiators. Coving. Double doors to:

### Dining Room

Double glazed sliding patio doors to rear garden. Radiator. Coving. Door to:

### Kitchen/Breakfast Room

Two double glazed windows to rear. Two radiators. Fitted with a range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with inset single bowl single drainer stainless steel sink unit with chrome mixer tap. back. Space for cooker and fridge. Spotlights. Door to:

### Utility Room

Door to side. Radiator. Work surface with cupboard base unit, tiled splash back and inset

### Bedroom Six

Skylight to rear. Eaves storage. Electric panel heater. Door to large storage area.

### Outside

#### Front Garden

Bounded by mature hedgerow. Laid to lawn with driveway leading to garage providing off road parking. Gated side access to rear garden.

#### Garage

Up and over door. Eaves storage. Power and light. Gas fired boiler for central heating and hot water. Personal door to utility.

#### Rear Garden

Enclosed by wall and fencing with gated side access. Paved seating area with lawn beyond and raised flower and shrub borders. Outside tap. Garden shed.

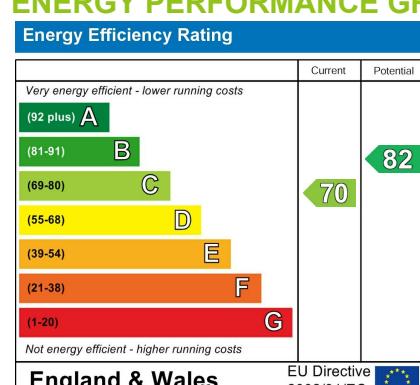
#### Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road and on into the A420 Bristol Road. At the mini roundabouts turn right into Hardenhuish Lane and proceed past the secondary schools. Take the turning on the left into Cepen Park North and then turn left at the roundabout. Sheepscroft is the first turning on the right and the property will be found on the left hand side.

#### Agents Note:

There is an improvement indicator showing against the council tax band for this property.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

## GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

Tel 01249 444449 | Fax 01249 448989

Email [info@goodmanwb.co.uk](mailto:info@goodmanwb.co.uk)

Price Guide £475,000

single bowl single drainer stainless steel sink unit. Space and plumbing for washing machine and tumble drier. Extractor. Door to Garage.

### First Floor Landing

Radiator. Airing cupboard housing hot water cylinder. Stairs to second floor. Doors to:

### Master Bedroom

Double glazed bay window to front. Radiator. Built-in double wardrobe. Door to:

### Dressing Room

Obscure uPVC double glazed window to front. Radiator. Pedestal wash basin with tiled splashback. Mirror and light. Door to Ensuite.

### En-Suite Bathroom

Obscure double glazed window to front and side. Two radiators. Bath with chrome mixer tap and shower attachment. Pedestal wash basin with chrome mixer tap, mirror and light. Close coupled WC. Extractor.

### Bedroom Two

Double glazed window to rear. Radiator. Fitted double wardrobe.

### Bedroom Three

Double glazed window to rear. Radiator.

### Bedroom Four

Double glazed window to rear. Radiator.

### Bathroom

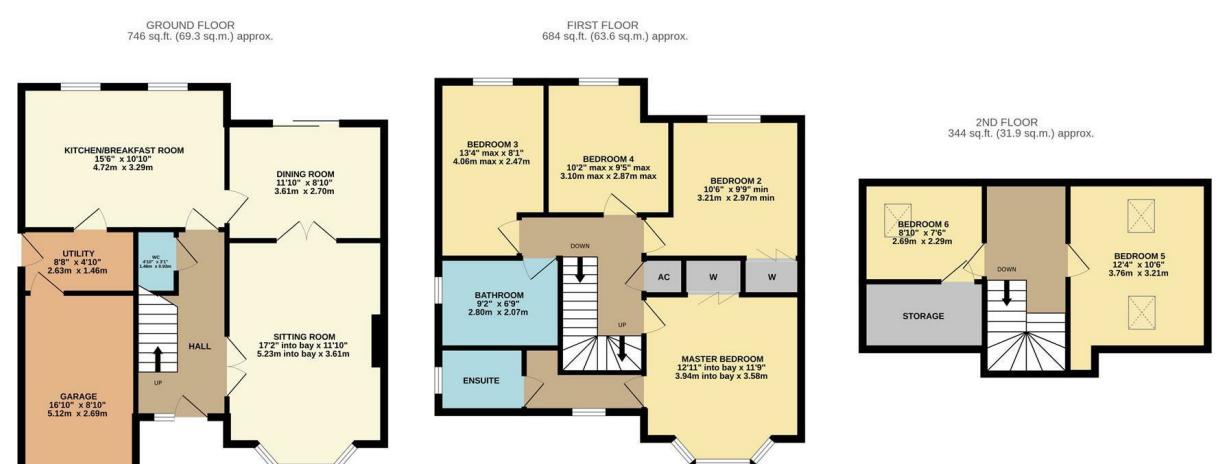
Obscure double glazed window to side. Radiator. Bath with chrome mixer tap. Fully tiled shower cubicle with shower. Pedestal wash basin with chrome mixer tap, mirror and light. Close coupled WC. Extractor.

### Second Floor Landing

Skylight to front. Spotlights. Doors to:

### Bedroom Five

Skylight window to front and rear. Eaves storage. electric panel heater. Spotlights.



TOTAL FLOOR AREA : 1774 sq.ft. (164.8 sq.m.) approx.  
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.  
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