



57 Celandine Way, Chippenham, SN14 6XH

SIMPLY STUNNING! A much improved and beautifully presented four bedroom detached ideally situated in the sought after Cepen Park North area offering easy access to the M4 motorway and highly regarded secondary schools. The ground floor accommodation offers a welcoming reception hall with refitted cloakroom and internal access to the garage, sitting room with fireplace, separate dining room, a quality garden room suitable for a wide variety of uses with an insulated and tiled roof with skylights, a high quality refitted kitchen with integrated appliances and Quartz and a utility area fitted to the same standard. The first floor boasts a spacious master bedroom with built-in wardrobes and a well appointed refitted en-suite shower room, three further bedrooms and a refitted family bathroom with overbath shower. Other benefits include uPVC double glazing and gas central heating with upgraded boiler and replacement unvented hot water cylinder. The property enjoys a generous frontage with driveway providing off road parking and an area of lawn with borders and hedge. To the rear is a well tended garden with decked seating area, lawn and well stocked flower and shrub beds and borders.

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:
Double glazed entrance door with obscure double glazed side panel to:

Reception Hall
Radiator. Stairs to first floor with cupboard under. Luxury vinyl tiled floor. Coving. Spotlights. Doors to:

Sitting Room
Two double glazed windows to front. Two radiators. Feature coal effect gas fire with marble surround and hearth. Coving. Door to:

Dining Room
Radiator. Coving. Door to kitchen. Glazed double doors and side panel to:

Garden Room
uPVC double glazed on brick built base with French doors to side. Tiled and nsulated roof with two skylights. Two radiators. Wood laminate flooring. Spotlights. Reflective and insulated blinds.

Refitted Kitchen
Double glazed window to rear. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Quartz worksurfaces with matching upstands and undermounted one and a half bowl stainless steel Grohe sink unit with chrome mixer tap. Built-in AEG gas hob and electric double oven with extractor over. Integrated AEG fridge/freezer. Integrated dishwasher. Pull out bin. Water softener. Luxury vinyl tiled floor. Spotlights.

Utility Area
Double glazed door to rear. Radiator. Two cupboard base units and matching wall mounted

cupboard. Quartz worksurface and upstand with inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Integrated washing machine. Gas boiler supplying central heating and hot water. Spotlights. Luxury vinyl tiled floor.

Refitted Cloakroom
Obscure double glazed window to side. Radiator. Vanity wash basin with chrome mixer tap, cupboard under and tiled splashback. Close coupled WC with concealed cistern and storage cupboards. Tiling to principal areas. Luxury vinyl tiled floor.

First Floor Landing
Radiator. Access to roof space. Cupboard housing replacement unvented hot water cylinder. Spotlights. Doors to:

Master Bedroom
Two double glazed windows to front. Radiator. Two built-in double wardrobes. Coving. Door to:

Refitted Ensuite
Obscure double glazed window to front. Chrome ladder radiator. Fully tiled shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Tiling to principal areas. Luxury vinyl tiled floor. Spotlights. Extractor. Shaver point.

Bedroom Two
Two double glazed windows to front. Radiator.

Bedroom Three
Double glazed window to rear. Radiator.

Bedroom Four
Double glazed window to rear. Radiator. Built-in cupboard.

Refitted Bathroom
Obscure double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap, separate shower over and shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern and storage cupboards. Tiling to principal areas. Shaver point. Spotlights. Extractor. Mirror with light.

Outside

Front Garden
Driveway leading to the garage providing off road with path leading to front door and gated side access to the rear garden. Area of lawn with planted borders, shrubs and low level hedging.

Garage
Electric sectional door. Power and light. Hot and cold water. Electric bar heater. Partial eaves storage.

Rear Garden
Enclosed garden with decked seating area and lawn beyond. Well stocked flower and shrub borders and raised flower bed. Additional corner seating area.

Directions
Take the A420 Bristol Road out of town. Proceed over the double roundabout continuing on the Bristol Road. At the next roundabout by Bumpers Farm turn right. At the next roundabout turn right into Cepen Park North at Stainers Way. Take the second left into Curlew Drive, first right into Celandine Way. The property will then be found on the right hand side just before the turning into Sandpiper Gardens on the opposite side.

ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

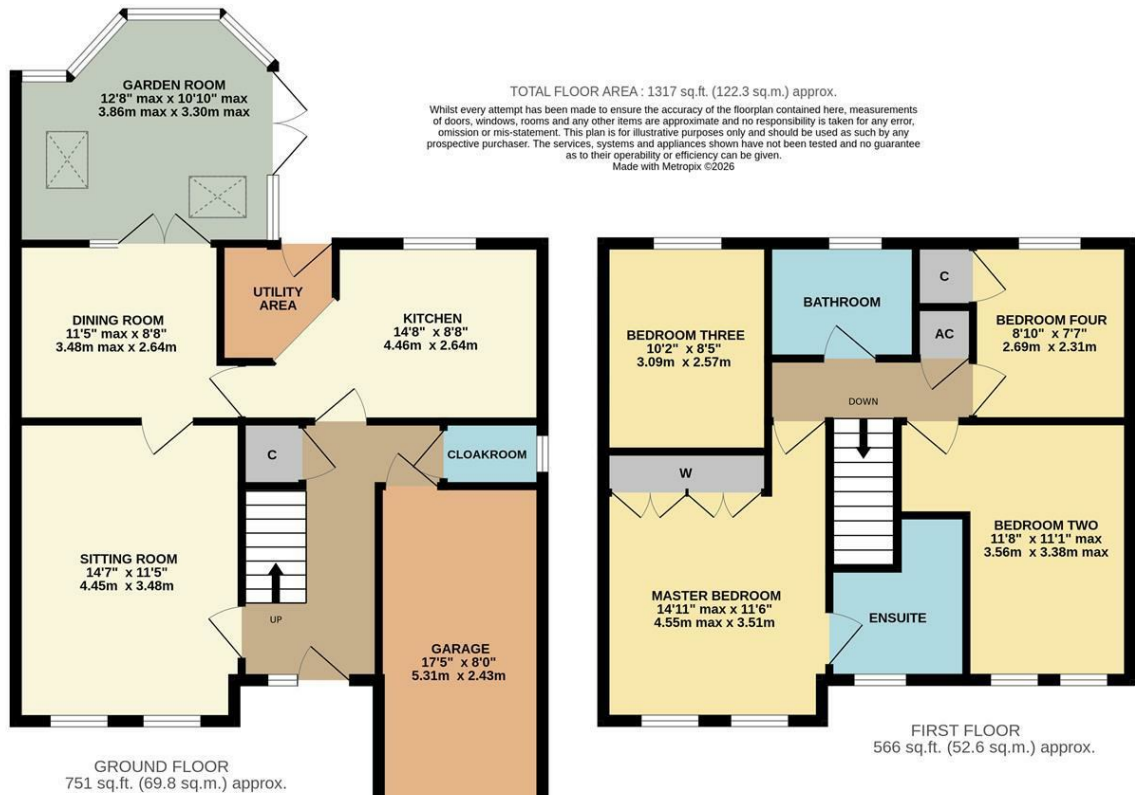
Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

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£475,000



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