



8 Sutherland Crescent
Chippenham, SN14 6RS

GOODMAN WARREN BECK

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£310,000

A modern well presented three bedroom end of terrace ideally situated in this sought after area of Cepen Park North offering easy access to a wide range of amenities. The ground accommodation offers an entrance porch with refitted guest cloakroom, a good size sitting room with box bay window, a separate dining room with sliding patio doors to the garden and a refitted kitchen with quartz granite worksurfaces. The first floor has a master bedroom with full width fitted wardrobes, two further bedrooms and a refitted bathroom with overbath shower. Other benefits include gas central heating and recently replaced uPVC double glazed windows. To the rear is an enclosed garden with patio area, lawn and decking. There is then a garage nearby with power and light and a driveway to the front providing off road parking.

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:

Obscure glazed entrance door to:

ENTRANCE HALL

Radiator. Tiled floor. Doors to:

REFITTED CLOAKROOM

Obscure double glazed window to front. Chrome ladder radiator. Counter top vanity wash basin with chrome mixer tap and tiled splashback. Close coupled WC. Tiled floor.

SITTING ROOM

Double glazed box bay window to front. Radiator. Stairs to first floor. Wood laminate flooring. Door to:

DINING ROOM

Double glazed sliding patio doors to rear. Radiator. Tiled floor. Archway to:

REFITTED KITCHEN

Double glazed window to rear. Drawer and cupboard base units with matching wall mounted cupboards. Quartz granite worksurfaces with tiled splashbacks and under mounted stainless steel sink unit with chrome mixer tap. Built-in electric oven and induction hob. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted Worcester gas fired boiler.

FIRST FLOOR LANDING

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

BEDROOM ONE

Double glazed window to front. Radiator. Full width fitted wardrobes.

BEDROOM TWO

Double glazed window to rear. Radiator.

BEDROOM THREE

Double glazed window to rear. Radiator.

REFITTED BATHROOM

Obscure double glazed window to front. Chrome ladder radiator. 'P' shaped bath with chrome mixer tap and electric shower over. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principal areas. Extractor. Tiled floor.

OUTSIDE

FRONT GARDEN

Path to front door. Gated side access to rear garden.

REAR GARDEN

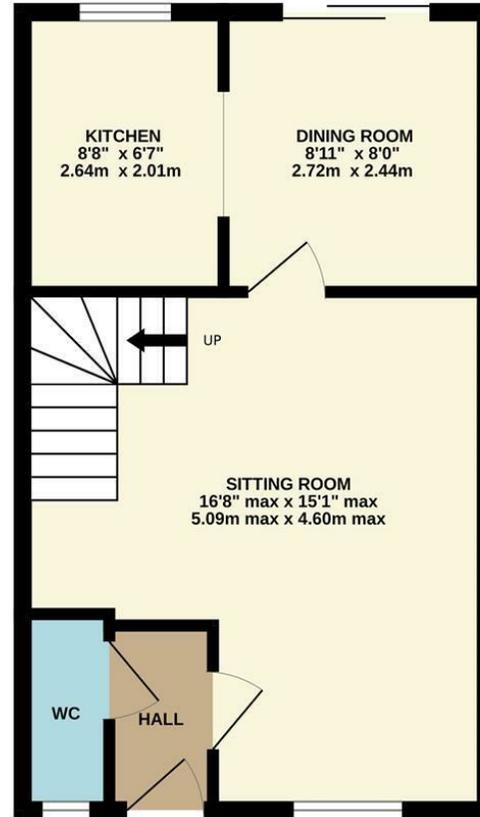
Enclosed garden. Patio area with raised flower and shrub beds. Steps up to lawn and decked seating area.

DIRECTIONS

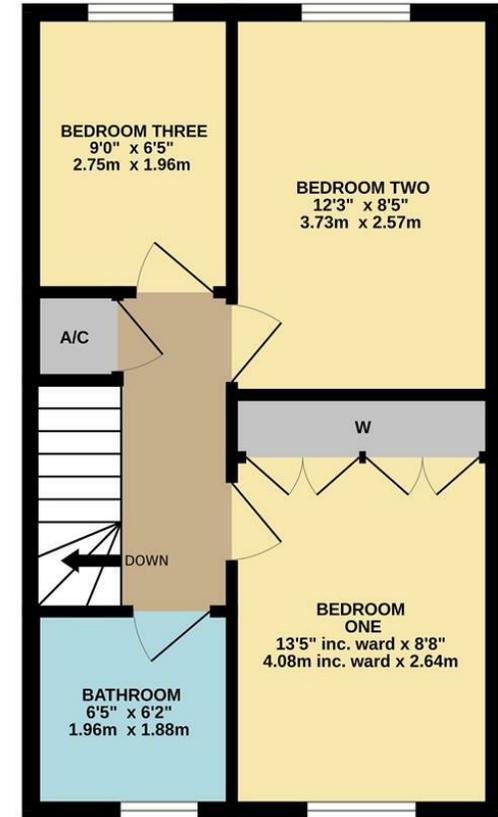
From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. Take the left turn at the mini roundabout into Malmesbury Road. Continue past John Coles Park and at the traffic lights continue straight on. At the roundabout turn left onto the bypass and at the next roundabout turn left again. Continue straight over into Argyle Drive

and then take the first right into Sutherland Crescent.

GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



FIRST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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ENERGY PERFORMANCE GRAPHS

| Energy Efficiency Rating | |
|---------------------------------------------|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 74 87 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

Council Tax Band: C

Tenure: Freehold

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)

