



17 Sedgefield Way, Chippenham, SN14 0YW

£399,950

Located within a cul-de-sac on the ever popular Cepen Park South development, a four bedroom detached home with driveway parking to the front for three cars and private garden to the rear. The garage has been converted to provide an additional reception room which would be ideal as a ground floor bedroom or home office. An ideal family home.

Entrance Hall



Double glazed front door, laminate flooring, radiator, storage cupboard, stairs to the first floor, doors to the cloakroom, lounge and dining room.

Cloakroom

Toilet, wash hand basin, laminate flooring and radiator.

Lounge 14'10 x 11'08 (4.52m x 3.56m)

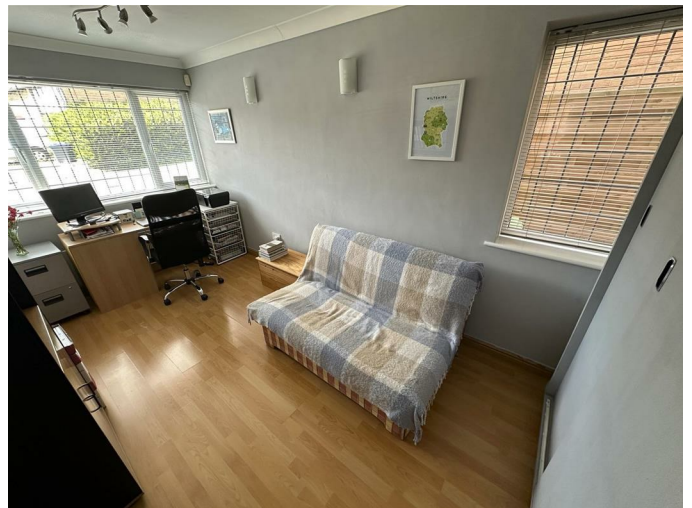


Double glazed windows to the front and side, radiator, laminate flooring and door to the office/ground floor bedroom.

Office/Ground Floor Bedroom 14'10' x 7'10' maximum (4.52m' x 2.39m maximum)



Double glazed windows to the front and side, radiator, laminate flooring and fitted storage cupboards.



Dining Room 9'10 x 8 (3.00m x 2.44m)



Double glazed patio doors to the the rear leading in to the garden, laminate flooring, radiator and opening to the kitchen.

Kitchen 10' x 7'11 (3.05m x 2.41m)



Double glazed window to the rear, laminate flooring, opening to the utility room, range of floor and wall mounted units, stainless steel sink and drainer, electric oven, gas hob, extractor fan, space for a fridge/freezer and plumbing for a dishwasher.

Utility Room 8'02" x 4'10" (2.49m x 1.47m)



Double glazed door to the garden, radiator, part tiled, laminate flooring, stainless steel sink, plumbing for a washing machine and wall mounted gas fired boiler.

Landing

Double glazed window to the side, airing cupboard, storage cupboard, loft access, doors to all bedrooms and the bathroom.

Bedroom One 14'10" x 8'07 (4.52m x 2.62m)



Double glazed windows to the front and side, radiator, door to the en suite and opening to the dressing area with heated towel radiator and mirrored wardrobes.



En Suite



Double glazed window to the side, laminate flooring, radiator, toilet, wash hand basin and shower cubicle.

Bedroom Two 9'05" x 8'03 (2.87m x 2.51m)



Double glazed window to the rear, radiator and built in wardrobe.

Bedroom Three 8'05 x 8'03 (2.57m x 2.51m)



Double glazed window to the rear, radiator and built in wardrobe.

Bedroom Four 9'03" x 6'03" (2.82m x 1.91m)



Double glazed window to the front, radiator and built in wardrobe.

Bathroom 7'05 x 5'02 (2.26m x 1.57m)



Double glazed window to the side, radiator, vinyl flooring, toilet, wash hand basin and bath with shower screen and shower over.

Rear Garden



The well maintained rear garden is laid to patio with raised beds, mature plants and shrubs, gated access on both sides and generous garden storage unit with light and power which acts as a good replacement for the converted garage.



Driveway

There is space on the driveway for three cars to be parked side by side in front of the house.

Tenure

We are advised by the .gov website that the property is freehold.

Council Tax

We are advised by the .gov website that the property is band D

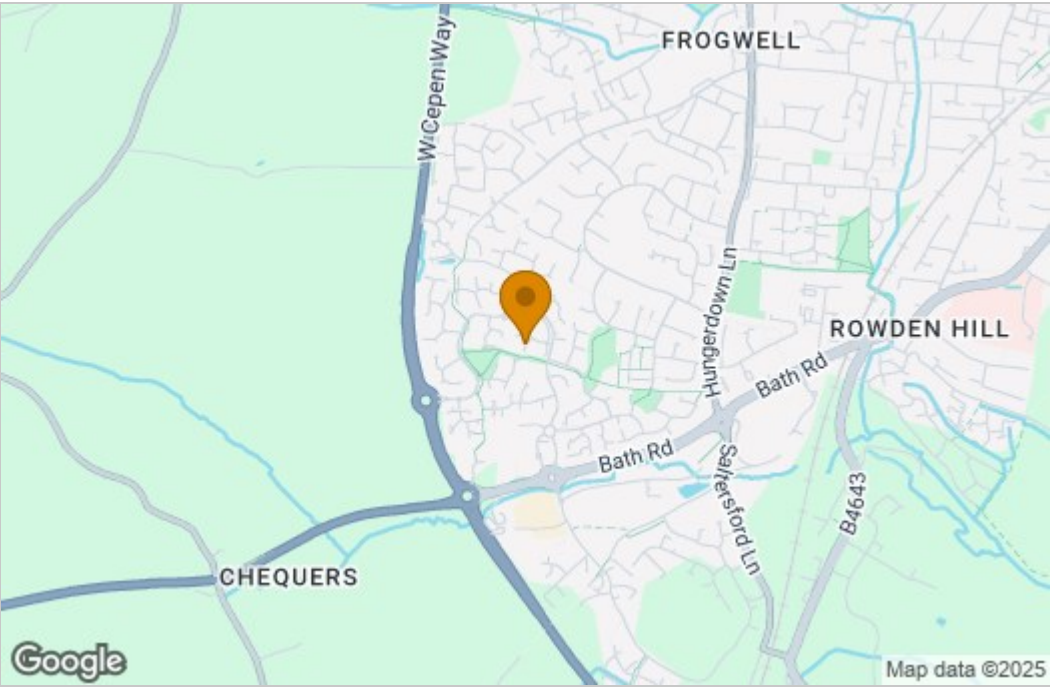
Floor Plan



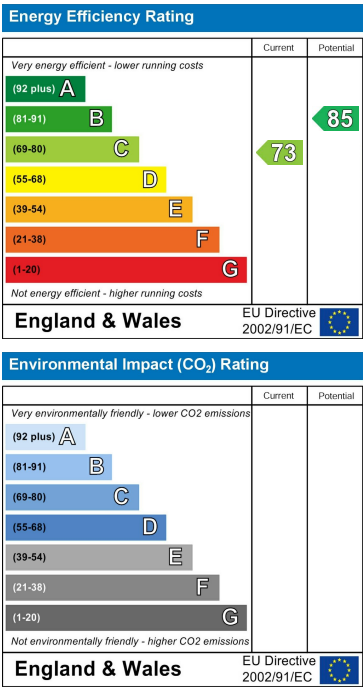
FOUR BEDROOM DETACHED HOUSE

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 is given as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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