



15 Redwing Avenue
Chippenham, SN14 6XJ

GOODMAN WARREN BECK

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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.

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.

GOODMAN WARREN BECK

64 Market Place

Chippenham, Wiltshire SN15 3HG

Tel 01249 444449 | Fax 01249 448989

Email info@goodmanwb.co.uk

Price Guide £545,000

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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(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		

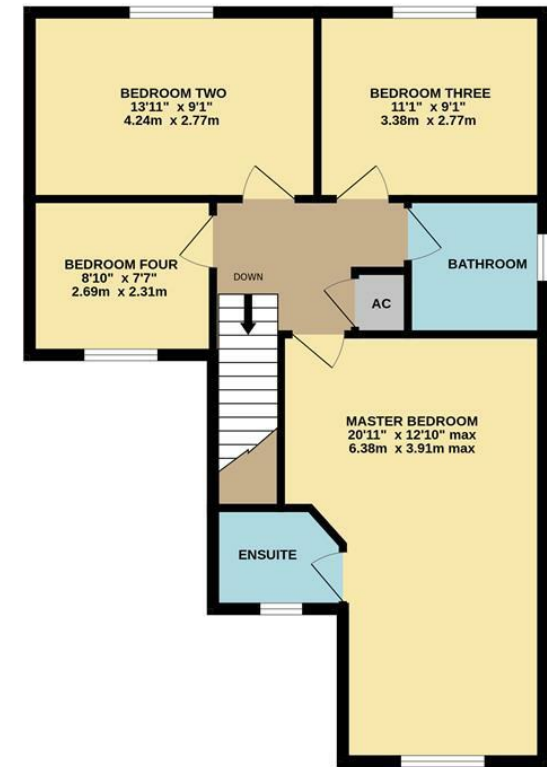
Council Tax Band: E

Tenure: Freehold



TOTAL FLOOR AREA : 1669 sq.ft. (155.0 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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