



5 Aintree Drive, Chippenham, SN14 0FA

NO ONWARD CHAIN! An extended five bedroom detached home located within a popular area on the Cepen Park South development offering easy access to a wide range of amenities. The accommodation on the ground floor offers a reception hall, sitting room with bay window and feature fireplace, useful study/family room, an impressive spacious kitchen/dining room with French doors opening up to the rear garden and utility room. On the first floor there is a master bedroom with built-in wardrobes and a refitted ensuite shower room, four further bedrooms and a refitted bathroom. Other benefits include double glazing, gas central heating and solar panels. To the front is a double width driveway providing off road parking and lawn with hedging. To the rear is an enclosed south facing with large patio area and lawn.

Situation

The property is situated on the Cepen Park South development which is on the western side of town close to superstores, Sainsbury's supermarket, schools and numerous other amenities. There is easy access to the bypass providing easy connection to M4 J.17 for swift commuting to Bristol, Bath and Swindon. The town centre with mainline rail station is also easily accessible.

Accommodation Comprising:

Obscure double glazed entrance door to:

Reception Hall

Radiator. Stairs to first floor with storage cupboard under. Wooden flooring. Doors to:

Cloakroom

Obscure double glazed window to the front. Radiator. Corner wall hung was basin with tiled splashback. Close coupled WC. Wood flooring.

Sitting Room

Double glazed bay window to front. Contemporary style radiator. Electric fire with marble inset and hearth and ornate surround. Wood flooring.

Study/Family Room

Double glazed window to front. Electric heater. Wood flooring.

Kitchen/Dining Room

Double glazed French doors to rear. Two double glazed windows to rear and a double glazed window to the side. Two contemporary style radiators. Fitted with a range of drawer and cupboard base units with matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl stainless steel sink unit with mixer tap. Built-in stainless steel gas hob and electric double oven with stainless steel extractor over. Integrated dishwasher. Tiled floor. Door to:

Refitted Bathroom

Obscure double glazed window to rear. Ladder radiator. Panelled bath with chrome mixer tap and separate shower over with shower screen. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Wood laminate flooring. Spotlights. Extractor. Tiling to principal areas.

Outside

Front Garden

Laid to lawn with hedge border. Double width driveway providing off road parking. Gated side access to rear garden.

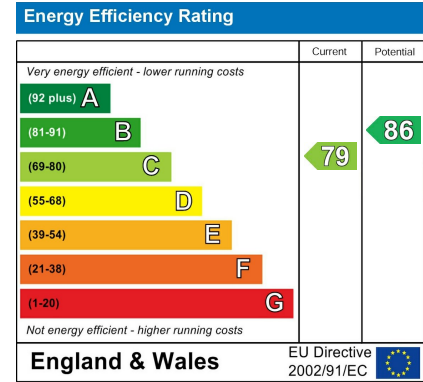
Rear Garden

Enclosed by fencing. Full width Indian sandstone patio area. Laid to lawn beyond. Garden shed.

Directions

From the town centre head out of town on the A4 Bath Road and head under the railway bridge. Continue straight over the roundabout by the Pheasant Pub and at the nest roundabout turn right. Continue over the roundabout onto Sandown Drive. Take the sixth turning on the right into Aintree Drive and the property can be found on the left had side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

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£489,950

Utility Room

Double glazed door to side. Radiator. Cupboard base unit and wall mounted cupboard. Worksurfaces with tiled splashbacks and inset one and a half bowl single drainer stainless steel sink unit and chrome mixer tap. Space and plumbing for washing machine. Space for tumble drier. Tiled floor. Wall mounted gas fired boiler for central heating and hot water.

First Floor Landing

Double glazed window to side. Airing cupboard. Access to loft space. Doors to:

Master Bedroom

Double glazed window to rear. Radiator. Fitted wardrobes. Door to:

Refitted En-Suite Shower

Obscure double glazed window to side. Ladder radiator. Shower cubicle. Vanity wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Fully tiled walls. Spotlights. Extractor. Wood laminate flooring.

Bedroom Two

Double glazed window to front. Radiator.

Bedroom Three

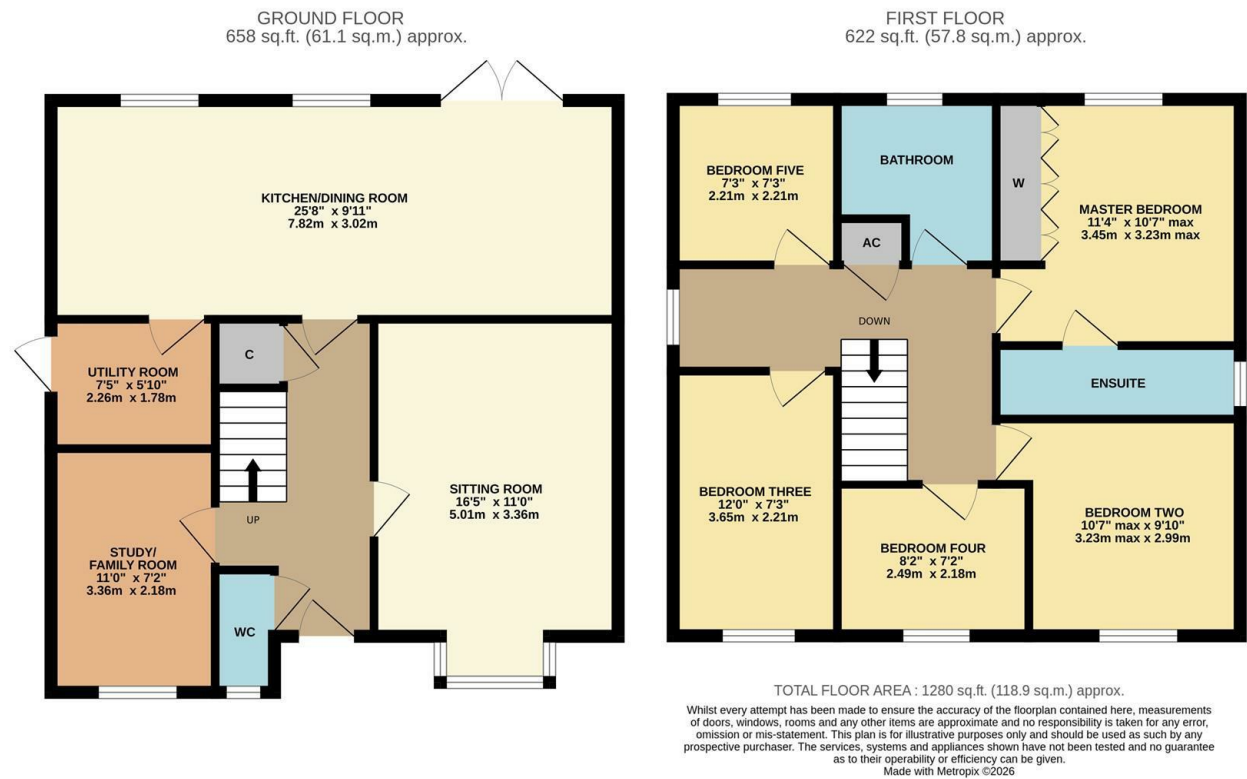
Double glazed window to front. Radiator.

Bedroom Four

Double glazed window to front. Radiator.

Bedroom Five

Double glazed window to rear. Radiator. Wood laminate flooring.



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)