



Cowley Way, Sutton Benger

£450,000

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- Larger than expected 4 bedroom semi detached home
- Country style kitchen/diner with range cooker and freestanding units
- Generous utility room , WC and internal access door into the garage
- 3 further bedrooms plus family bathroom
- Single garage , EV charge point and driveway parking for 2 cars or more
- Sitting room with bio ethanol feature fireplace
- Garden room extension with solid roof, Lantern rooflight and Bi fold doors to the garden
- Principal bedroom with luxury ensuite and walk in wardrobe
- Private garden with patio, side access and mature trees
- Popular village location and access to Chippenham mainline rail station and M4



A surprisingly generously sized 4 bedroom home with a superb Garden room extension with Lantern roof and Bi fold doors. Situated at the end of a cul de sac, this family home enjoys 4 good sized bedrooms, with a 20ft main suite complete with walk in wardrobe and spa style ensuite. The sitting room has a feature fireplace, the kitchen/diner has a country vibe complete with range cooker and access into a generous utility room. A private garden to the rear, single garage and driveway parking ticks all the boxes for a property in this popular village on the outskirts of Chippenham,





Cowley Way, Sutton Benger, Chippenham, SN15

Approximate Area = 1563 sq ft / 145.2 sq m
Garage = 180 sq ft / 16.7 sq m
Total = 1743 sq ft / 161.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for sole Agent (CDD) REF: 1661559



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		48
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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