



9 Chevril Close, Chippenham, SN14 6QS

GOODMAN WARREN BECK

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Price Guide £679,950

A four bedroom detached house with double garage ideally situated in a small quiet cul-de-sac of similar properties within this most sought after area of Cepen Park North offering easy access to a wide range of amenities.

The ground floor accommodation offers a welcoming reception hall with refitted guest cloakroom, a good size sitting room with open fire and patio doors overlooking the garden, a separate dining room, a good size study which can also be used as a snug/play room or 5th double bedroom, kitchen with a range of fitted units and a separate utility room. The first floor then boasts a master bedroom with full width fitted wardrobes and an ensuite shower room, second bedroom with fitted wardrobes, two further double bedrooms and a family bathroom. Other benefits include double glazing and gas central heating.

To the front is an attractive garden with a range of shrubs and a double width driveway provides off road parking for three vehicles leading to the attached double garage. There is then a good size enclosed rear garden enjoying a good degree of privacy with seating areas, pond, shed and arbour.

Situation

The property is ideally situated in a small, sought after cul-de-sac within the highly sought after development of Cepen Park North. The property is just a short walk from two of the towns highly reputable senior schools as well as Morrisons supermarket and Chippenham Golf Club. 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 (London Paddington in just over an hour), college and sports facilities.

Accommodation Comprising:

Obscure double glazed entrance door to:

Reception Hall

Double glazed window to front. Stairs to first floor with cupboard under. Doors to:

Cloakroom

Radiator. Vanity wash basin with chrome mixer tap, tiled splashback and cupboard under. Close coupled WC.

Sitting Room

Double glazed sliding patio doors to rear. Two radiators. Feature open fireplace with brick surround and tiled hearth. Coving. Wall mounted 65" Sony TV with five speakers.

Dining Room

Double glazed window to front. Radiator. Brick feature wall. Coving.

Study

Double glazed window to front. Radiator. Feature electric fireplace.

Kitchen

Double glazed window to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Rolled edge worksurfaces with tiled splashbacks and inset one and a half bowl single drainer sink unit with chrome mixer tap. Built-in gas hob with extractor over. Built-in eye level double oven. Space and plumbing for dishwasher. Tiled floor. Door to:

Utility Room

Double glazed window to rear. Radiator. Cupboard base unit with matching wall mounted cupboards and full height cupboard. Rolled edge worksurfaces with tiled splashbacks and inset single bowl single drainer stainless steel sink unit. Space and plumbing for washing machine. Further appliance space. Cupboard housing Worcester gas fired boiler. Tiled floor. Access to roof space. Obscure double glazed door to garden.

First Floor Landing

Access to part boarded roof space with light. Doors to:

Master Bedroom

Double glazed window to rear. Radiator. Quadruple built-in mirrored wardrobes. Door to:

En-Suite Shower Room

Obscure double glazed window to side. Radiator. Fully tiled shower cubicle. Pedestal wash basin with chrome mixer tap. Close couple WC. Tiling to principal areas. Extractor. Shaver point.

Bedroom Two

Double glazed window to rear. Radiator. Built-in triple wardrobe. Currently used as cinema room and has five ceiling speakers.

Bedroom Three

Double glazed window to front. Radiator. Built-in over stairs cupboard. Cupboard housing hot water tank and immersion heater.

Bedroom Four

Double glazed window to front. Radiator.

Bathroom

Obscure double glazed window to front. Radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Shaver point. Extractor.

Outside

Front Garden

Gravelled and well stocked with a range of mature plants and shrubs. Path to front door. Double width driveway providing off road parking for three vehicles. Wired for an EV charger. Gated side access to rear garden.

Double Garage

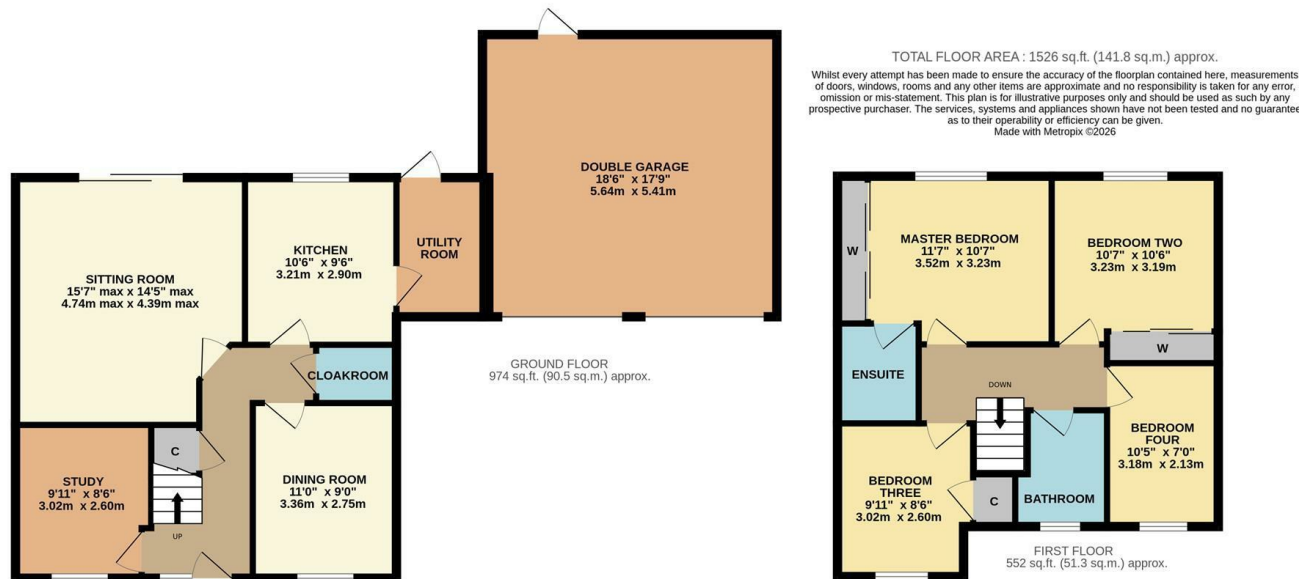
Twin up and over doors. Door to rear. Power and light. Eaves storage.

Rear Garden

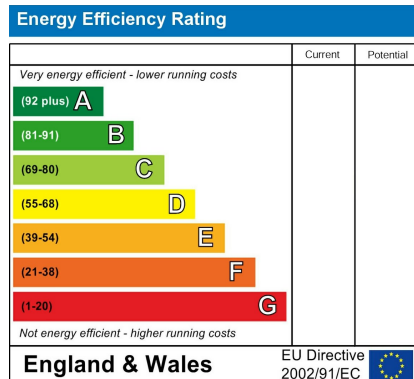
Very private, good size enclosed garden with mature hedgerow. Mixture of paving and gravelled area with mature flowers and shrubs. Pond. Garden shed with power and light. Arbour. Outside tap.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road and on into the A420 Bristol Road. At the mini roundabouts turn right into Hardenhuish Lane and proceed past the secondary schools. Take the turning on the left into Cepen Park North and take the first right into Chevril Close. The property will then be found towards the end of the cul-de-sac.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

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