



2 Hexham Close
Chippenham, SN14 0YT

GOODMAN WARREN BECK

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£475,000

An attractive and much improved Bryant built four bedroom detached house ideally situated in a small quiet cul-de-sac overlooking a green on the sought after Cepen Park South development. Beautifully presented throughout the property on the ground floor offers a reception hall, cloakroom, dual aspect sitting room with bay window and feature fireplace, open plan kitchen/dining/family space forming the heart of the home. Utility room and playroom/office space. The first floor boasts a master bedroom with built-in wardrobes and a quality refitted en-suite shower room, three further bedrooms and a refitted family bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a driveway providing off road parking leading to a converted garage. To the rear is an enclosed garden laid mainly to lawn with seating area and shed.

SITUATION

The property is situated at the end of a cul-de-sac on the desirable Cepen Park South development 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:

ENTRANCE PORCH

Double glazed sliding door, uPVC entrance door to

RECEPTION HALL

Stairs to first floor with cupboard under. Radiator. Doors to:

CLOAKROOM

Obscure uPVC double glazed window to front. Radiator. Vanity wash basin with chrome mixer tap and tiled splash back. Concealed cistern. Radiator. Wood laminate flooring.

SITTING ROOM

uPVC double glazed bay window to front. Two uPVC double glazed windows to side. Radiator. Feature fireplace with marble inset and hearth with ornate surround. Coving. Wall Lights.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

uPVC double glazed window to rear. Radiator. Range of Shaker drawer and cupboard base units with matching wall mounted cupboards. Silestone Quartz work surfaces with matching upstands. Double bowl ceramic sink unit with stainless mixer tap. Range cooker (available by separate negotiation) with extractor over. Integrated wine cooler and dishwasher. The stylish breakfast bar forms the heart of the kitchen, featuring a generous Silestone Quartz work surface and Shaker cupboards to match the kitchen. Through a wide opening, the room flows into a dining area in a newly built orangery with French doors leading into the rear garden.

UTILITY ROOM

uPVC double glazed door to side. Range of cupboard base units and matching wall mounted cupboards. Silestone work surfaces with matching upstands. Space and plumbing for automatic washing machine. Further appliance space. Cupboard housing gas fired boiler. Tile effect flooring.

PLAY ROOM/OFFICE

Versatile space currently used as a playroom, but can be a study. Door to Storeroom.

FIRST FLOOR LANDING

Access to partially boarded loft space with light. Storage Cupboard.

BEDROOM ONE

uPVC double glazed window to front and side. Radiator. Two built-in double wardrobes. Door to:

ENSUITE

Obscure uPVC double glazed window to side. Chrome ladder radiator. Corner shower cubicle. Vanity wash basin with drawer unit under with chrome mixer tap. Concealed cistern WC. Mirrored cabinet. Tiled to principal areas.

BEDROOM TWO

uPVC double glazed window to rear. Radiator. Built-in double wardrobe.

BEDROOM THREE

uPVC double glazed window to rear. Radiator. Access to eaves storage.

BEDROOM FOUR

uPVC double glazed window to front. Radiator.

BATHROOM

Obscure uPVC double glazed window to rear. Chrome ladder radiator. Panelled bath with chrome mixer tap, separate shower over and glass screen. Vanity wash basin with chrome mixer tap and drawers under. Close coupled WC. Tiled to principal areas.

OUTSIDE

FRONT GARDEN

Graveled area and driveway leading to:

GARAGE/STORE

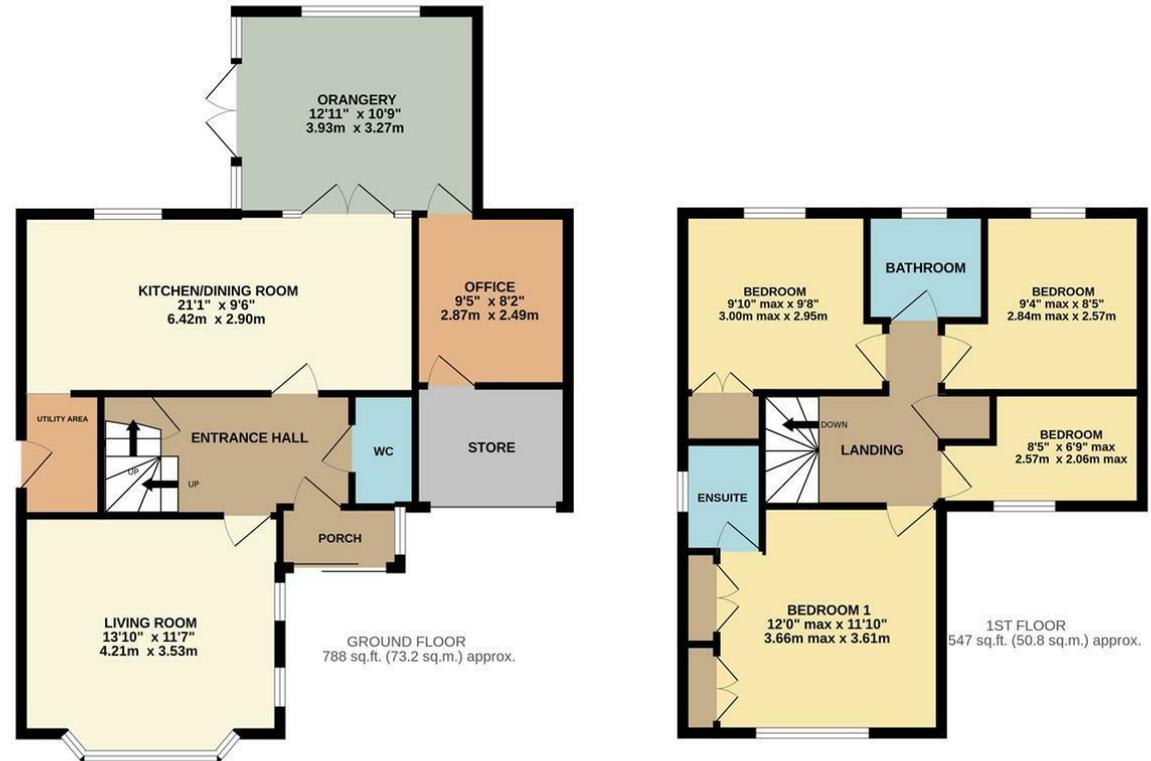
Up and over door. Personal door to study/playroom.
Light. Electric sockets at front and rear.

REAR GARDEN

Fully enclosed by fencing. Laid mainly to lawn with a decked seating area. and shrub borders. Side access with garden shed. Outside tap.

DIRECTIONS

Head out of town on the Bath Road and head under the railway bridge. Continue straight over the roundabout by the Pheasant Pub and at the next roundabout turn right. Continue over the roundabout onto Sandown Drive. Take the third turning on the right into Brighton Way and first left into Hexham Close. The property will be found at the end of the cul-de-sac on the left hand side.



ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	64
(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

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TOTAL FLOOR AREA: 1335 sq.ft. (124.1 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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