



48 Sutherland Crescent, Chippenham, SN14 6RS

A well maintained three bedroom detached house ideally situated in this sought after area of Cepen Park North with the benefit of a private south east facing rear garden. The well presented accommodation on the ground floor offers an entrance hall, sitting/dining room with bay window overlooking the garden, refitted kitchen with built-in oven and hob and a cloakroom. The first floor boasts a master bedroom with fitted wardrobes, second double bedroom, third bedroom and a bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is an area of lawn and a double width driveway providing off road parking leading to an integral single garage. To the rear is a good size garden enjoying a good degree of privacy with patio area and lawn.

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 Comprises

Canopied Porch

Obscure double glazed entrance door to:

Entrance Hall

Stairs to first floor. Radiator. Door to:

Sitting/Dining Room

Double glazed window to front. Double glazed bay window to rear. Two radiators. Wall mounted electric fire. Under stairs cupboard. Wood laminate flooring. Door to cloakroom and kitchen.

Refitted Kitchen

Double glazed door and window to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer sink unit with chrome mixer tap. Built-in gas hob and electric oven with extractor over. Wood laminate flooring. Door to garage.

Cloakroom

Obscure double glazed window to rear. Radiator. Wall hung wash basin with tiled splash back. Close coupled WC. Wood laminate flooring.

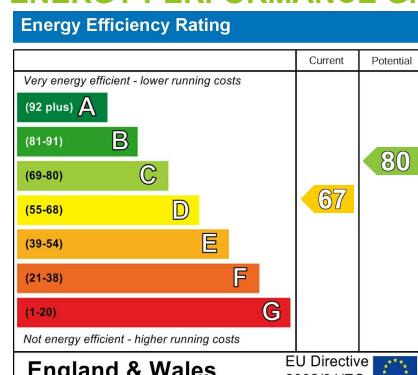
Rear Garden

Good size south east facing rear garden enjoying a good degree of privacy. Enclosed by fencing with gated side access. Patio area with lawn beyond and shrub borders.

Directions

From the town centre proceed through the railway arches leading out of town along the one way system into Marshfield Road. Keep in the right hand lane and bear right into Park Lane. Take the left turn at the mini roundabout into Malmesbury Road. Continue past John Coles Park and at the traffic lights continue straight on. At the roundabout turn left onto the bypass and at the next roundabout turn left again. Continue straight over into Argyle Drive and then take the second right into Sutherland Crescent and the property will be found on the left hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place

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£385,000

First Floor Landing

Access to roof space. Cupboard housing Worcester gas fired combination boiler. Doors to:

Master Bedroom

Double glazed window to front. Radiator. Built-in triple wardrobe. Door to:

Refitted En-Suite Shower Room

Obscure double glazed window to rear. Chrome ladder radiator. Extra wide shower cubicle. Pedestal wash basin with chrome mixer tap and splash back. Close coupled WC. Extractor. Tiled floor.

Bedroom Two

Double glazed window to front. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to rear. Chrome ladder radiator. Bath with chrome mixer tap, shower attachment and shower screen. Pedestal wash basin. Close coupled WC. Extractor. Tiling to principal areas. Tiled floor.

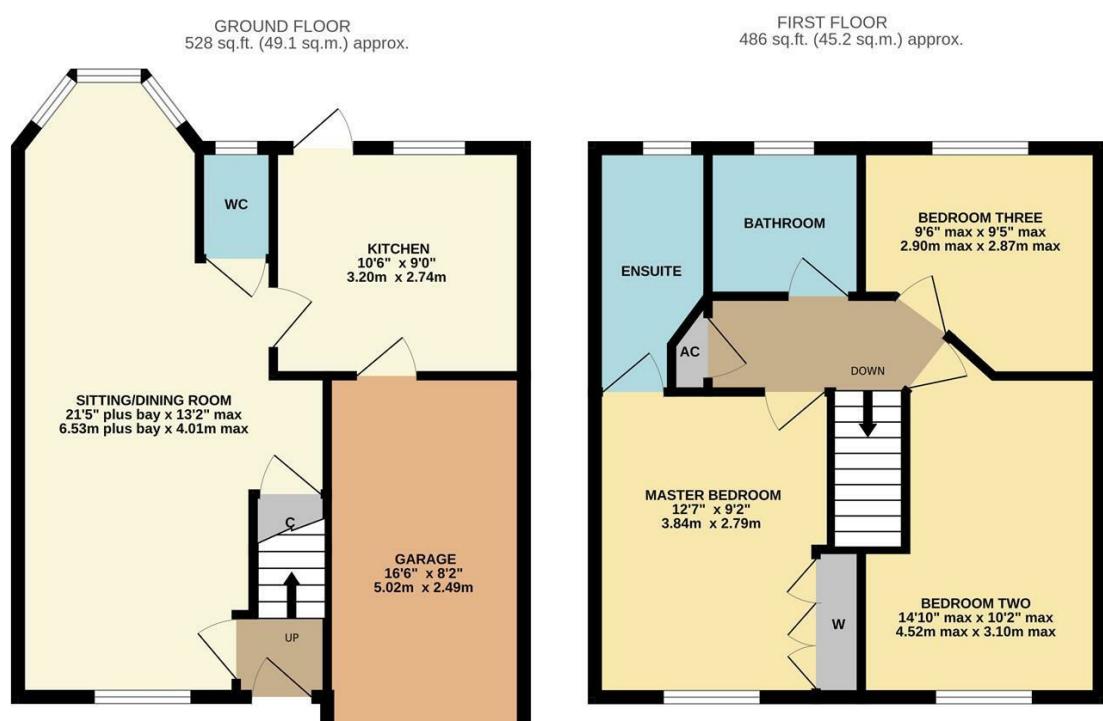
Outside

Front Garden

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

Integral Garage

Up and over door. Power and light. Space and plumbing for washing machine.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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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