



10 Sedgefield Way  
Chippenham, SN14 0YW

GOODMAN WARREN BECK

# 10 Sedgefield Way, Chippenham, SN14 0YW

An extended five bedroom detached house ideally situated in a cul-de-sac in the sought after Cepen Park North development. The flexible accommodation can be used for a variety of uses with the ground floor offering a dual aspect sitting room, a large dining/family room with French doors to a double glazed conservatory, modern kitchen with separate utility and a useful downstairs room with an en-suite shower which is currently used a play room but would make a great annex bedroom. The first floor boasts a master bedroom with dressing room and en-suite shower, two further bedrooms both with built-in wardrobes, family bathroom and an inner landing with stairs leading to a large attic bedroom with three skylights. Other benefits include uPVC double glazing and gas central heating. To the front is a block paved driveway providing off road parking for two vehicles with a gravelled area to either side providing further parking. The enclosed garden then extends to the side and and rear with a large paved area to the side and lawned garden with shrubs to the rear.

## SITUATION

The property is situated within 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 swift connection to M4 J.17 for commuting to Bristol, Bath and Swindon. The town centre with mainline rail station is also easily accessible.

## CANOPIED PORCH

Upvc double glazed entrance door and obscure glazed side panel to:

## RECEPTION HALL

Radiator. Storage cupboard. Tiled floor. Door to:

## CLOAKROOM

Wall hung wash basin. Close coupled WC. Fully tiled walls. Tiled floor. Extractor.

## SITTING ROOM

Dual aspect with double glazed windows to front and side. Radiator.

## DINING/FAMILY ROOM

Double glazed window to rear and French doors to conservatory. Two radiators. Tiled floor. Archway to kitchen.

## CONSERVATORY

Double glazed on brick built base with French doors to garden.

## KITCHEN

Double glazed window to rear. Range of drawer and cupboard base units with matching wall mounted cupboards. Granite work surfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Space for range cooker with extractor over. Tall larder cupboard. Tiled floor. Space and plumbing for dishwasher. Door to:

## UTILITY ROOM

Obscure double glazed door to side. Radiator. Granite work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with cupboard under. Space and plumbing automatic washing machine. Appliance space. Tiled floor. Wall mounted gas fired combination boiler.

## BEDROOM FIVE

Double glazed door to side. Radiator. Door to:

## SHOWER ROOM

Obscure double glazed window to front. Fully tiled shower cubicle. Pedestal wash basin with tiled splashback.. Close coupled WC.

## FIRST FLOOR LANDING

Double glazed window to side. Over stairs cupboard. Further storage cupboard. Radiator. Doors to:

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£475,000

## MASTER BEDROOM

Double glazed windows to front and side. Radiator. Dressing area. Door to:

## EN-SUITE SHOWER ROOM

Obscure double glazed window to side. Radiator. There is plumbing for a shower but there is not one currently fitted. Pedestal wash basin with chrome mixer tap and tiled splash back. Close coupled WC.

## BEDROOM TWO

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

## BEDROOM THREE

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

## FAMILY BATHROOM

Obscure double glazed window to side. Radiator. Panelled bath with chrome mixer tap and separate shower over. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Extractor.

## INNER LANDING

Double glazed window to front. Radiator. Built-in wardrobe. Stairs to attic bedroom.

## SECOND FLOOR

Stairs opening into:

## BEDROOM FOUR

Three skylights to rear. Two radiators. Inset spotlights.

## OUTSIDE

### FRONT GARDEN

Block paved driveway to front providing off road parking for two vehicles with further gravelled areas to side providing additional off road parking. Gated side access. Pathway to side leading to front porch.

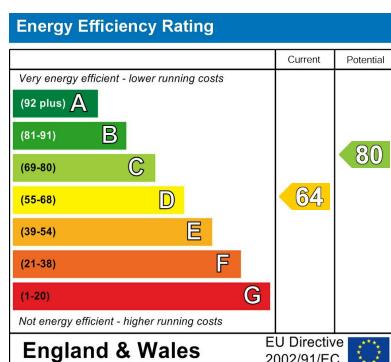
### REAR & SIDE GARDEN

Enclosed by fencing. Patio area and laid to lawn with shrub borders.

### DIRECTIONS

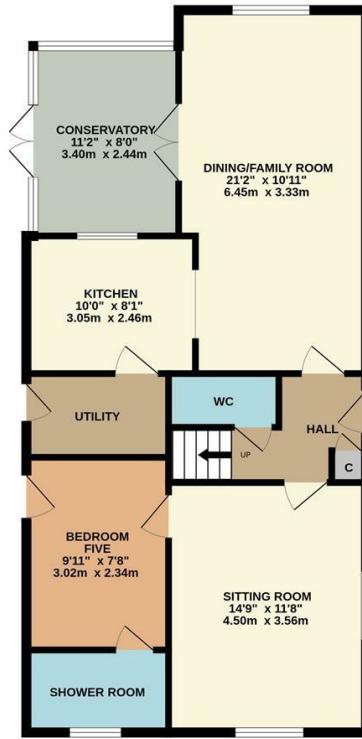
Proceed out of town on the A4 Bath Road and head under the railway bridge. Continue straight over the roundabout by the Pheasant Pub and at the next roundabout turn right. Continue over the roundabout onto Sandown Drive. Sedgefield Way is the second turning on the left, where the property will be found at the far end of the cul-de-sac.

## ENERGY PERFORMANCE GRAPHS

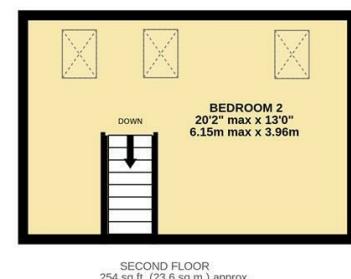
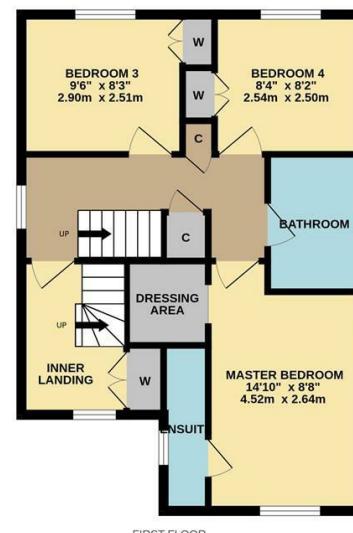


Council Tax Band: D

Tenure: Freehold



TOTAL FLOOR AREA: 1608 sq.ft. (149.4 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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