



9 Exeter Close
Chippenham, SN14 0YG

GOODMAN WARREN BECK

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A much improved and beautifully presented four bedroom detached house tucked away within the sought after Cepen Park South development with the added benefit of a large driveway and detached double garage. The ground floor offers a spacious reception hall with discreet downstairs storage and a refitted cloakroom, there is a large c.24' dual aspect sitting room with a feature fireplace, a separate dining room and study, a superbly appointed refitted kitchen/breakfast room with an extensive range of units including a large central island, Quartz work surfaces and integrated appliances this is then complemented by a useful separate utility room. The first floor boasts a master bedroom with built-in wardrobes and a quality refitted en-suite shower room, three further bedrooms, two of which have built-in storage and quality refitted bathroom with overbath shower. Other benefits include double glazing and gas central heating. To the front there is a block paved front garden and large driveway providing off road parking for at least four vehicles leading to the detached double garage. To the rear is a generous enclosed garden enjoying a southerly aspect with large patio area and lawn beyond.

SITUATION

The property is situated at the end of a cul-de-sac on the popular Cepen Park South development. Cepen Park South is a sought after development with a large Sainsburys supermarket and is well placed for access to the A4, A420 and the M4 motorway thus offering good motor commuting. The town centre of Chippenham offers a comprehensive range of amenities to include mainline railway station linking to the Georgian City of Bath in under a quarter of an hour, the commercial centres of Bristol and Swindon as well as London Paddington in just over an hour.

ACCOMMODATION COMPRISING:

Double glazed entrance door with obscure glazed window to front leading to:

RECEPTION HALL

Radiator. Stairs to first floor with recess and cupboard under. Contemporary style radiator. Spotlights. Coving. Luxury vinyl tiled floor. Doors to:

REFITTED CLOAKROOM

Chrome ladder radiator. Vanity wash basin with chrome mixer tap and tiled splashback. Close coupled WC with concealed cistern. Extractor fan. Spotlight. Luxury vinyl tiled floor.

SITTING ROOM

Double glazed bay window to front. Double glazed sliding patio doors to rear. Two radiators. Contemporary style gas fire. Coving. Two wall light points.

DINING ROOM

Double glazed window to front. Radiator. Coving.

STUDY

Double glazed window to rear. Radiator. Spotlights.

REFITTED KITCHEN/BREAKFAST ROOM

Double glazed window to rear. Double glazed sliding patio doors to rear. Luxury vinyl tiled floor. Two contemporary style radiators. Extensive range of drawer and cupboard base units, incorporating a large central island with matching wall mounted cupboards with under unit lighting. Quartz worksurfaces with matching upstands and undermounted twin sink unit with 'Pull out' chrome mixer tap. Built-in five ring gas hob with stainless steel extractor over. Built-in eye level double oven, microwave and wine fridge (coffee machine not included) Space for American style fridge/freezer. Spotlights. Water softener. Door to:

UTILITY ROOM

Double glazed window to front. Obscure double glazed door to side. Radiator. Storage cupboard. Quartz worktops with tiled splashbacks and undermounted stainless steel sink unit with chrome mixer tap. Cupboard base unit and tall cupboard. Space and plumbing for washing machine and further appliance space. Luxury vinyl tiled floor. Gas fired combination boiler.

FIRST FLOOR LANDING

Doors to all bedrooms and the bathroom. Airing cupboard. Access to loft space.

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64 Market Place

Chippenham, Wiltshire SN15 3HG

Tel 01249 444449 | Fax 01249 448989

Email info@goodmanwb.co.uk

£595,000

MASTER BEDROOM

Double glazed window to rear. Radiator. Built-in wardrobes. Door to:

REFITTED EN-SUITE

Obscure double glazed window to rear. Ladder radiator. Extra wide fully tiled shower cubicle. Vanity wash basin with mixer tap and drawer unit under. Close coupled WC with concealed cistern. Tiling to principal areas. Spotlights. Extractor.

BEDROOM TWO

Double glazed window to front. Radiator.

BEDROOM THREE

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

BEDROOM FOUR

Double glazed window to rear. Radiator. Built-in cupboard.

REFITTED BATHROOM

Obscure double glazed window to front. Contemporary style chrome ladder radiator. 'P' shaped bath with chrome mixer tap, shower over and shower screen. Vanity wash basin with chrome mixer tap and drawer unit under. Close coupled WC with concealed cistern. Tiling to principal areas. Spotlights. Extractor.

OUTSIDE

FRONT GARDEN

Laid to block paving.

DRIVEWAY

Generous driveway providing off road parking for at least four cars.

DETACHED DOUBLE GARAGE

Two up and over doors. Personal door to side. Power and light.

REAR GARDEN

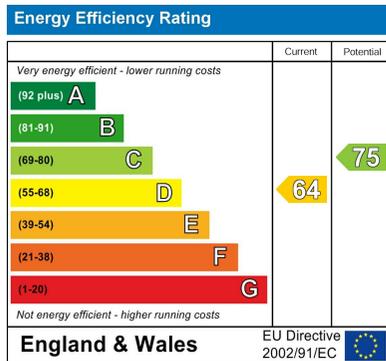
Generous fully enclosed garden with gated side access. Laid mainly to lawn with large paved seating area and flower bed. Outside tap.

DIRECTIONS

Take the A4 Bath Road from the town centre. At the Pheasant roundabout proceed straight over, then over the next roundabout, then at the next roundabout turn right. Turn right at the next roundabout into Sandown Drive then second right into Exeter Close. The property will be found at the very end of the cul-de-sac on the left hand side.



ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

TOTAL FLOOR AREA : 1539 sq.ft. (143.0 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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