



Wetherby Close, Cepen Park South

Price Guide £425,000

A unique opportunity to stamp your mark on this four bedroom detached home situated at the end of a cul-de-sac on the western side of town. The accommodation briefly comprises; entrance hall, cloakroom, sitting room, dining room, conservatory and kitchen/breakfast room with utility to the ground floor. The first floor provides; landing area, primary bedroom with fitted wardrobes and en-suite, three further bedrooms and shower room. Externally the property benefits a detached double garage and large driveway, front and enclosed gardens to rear. With No Onward Chain an internal viewing is highly recommended.

#### **Viewing**

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

#### **Situation - Chippenham**

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

#### **Accommodation**

With approximate measurements the accommodation comprises:

#### **Ground Floor**

##### **Entrance Hall**

With upvc double glazed window and door to front, door to sitting room, kitchen and cloakroom, stairs to first floor landing, radiator.

##### **Cloakroom**

With obscure upvc double glazed window to side, fitted with a two piece suite, radiator.

##### **Sitting Room 5.66m into bay x 3.40m (18'7" into bay x 11'2")**

With upvc double glazed bay window to front, doors to

entrance hall and dining room, feature fire place with marble effect hearth and back, two radiators.

##### **Kitchen/Breakfast Room 4.83m max x 3.43m (15'10" max x 11'3")**

With upvc double glazed window to rear, upvc double glazed door to rear, door to entrance hall and dining room, open to utility room, kitchen offering wall and base units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring gas hob space for dishwasher, space for fridge freezer, wall mounted boiler, radiator.

##### **Dining Room 3.38m x 2.54m (11'1" x 8'4")**

With door from the sitting room and double glazed sliding patio door to the conservatory, door to kitchen / breakfast room, radiator.

##### **Conservatory 2.64m x 2.90m (8'8" x 9'6")**

With upvc double glazed windows to two sides, door to garden and sliding patio door to dining room.

#### **First Floor**

##### **Landing**

With upvc double glazed window to side, doors to...

##### **Primary Bedroom 4.37m max x 3.40m (14'4" max x 11'2")**

With upvc double glazed window to front, radiator, built in wardrobes, door to...

##### **En-Suite Shower Room**

With obscure upvc double glazed window to side, three piece shower room suite.

##### **Second Bedroom 3.45m x 2.69m (11'4" x 8'10")**

With upvc double glazed window to rear, radiator.

##### **Third Bedroom 3.33m x 2.44m max (10'11" x 8' max)**

With upvc double glazed window to front, radiator.

##### **Fourth Bedroom 2.62m x 2.16m (8'7" x 7'1")**

With upvc double glazed window to rear, radiator.

##### **Shower Room**

With obscure upvc double glazed window to side, three piece shower room suite.

#### **Externally**

##### **Front Garden**

There is a path from the driveway which lead to the front door and to the side access path to the rear garden.

##### **Rear Garden**

The rear garden is enclosed with side access to the front.

##### **Double Garage & Driveway 5.41m x 5.11m (17'9" x 16'9")**

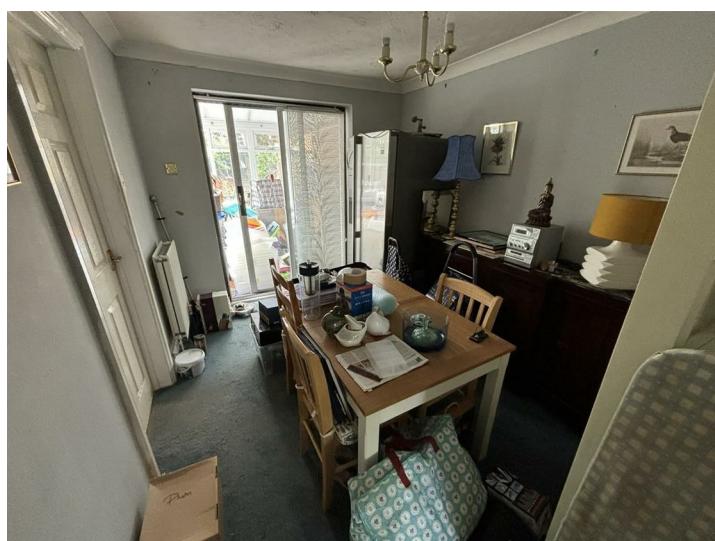
The property benefits a detached double garage with electric doors, block paved driveway to front provides ample off road parking.

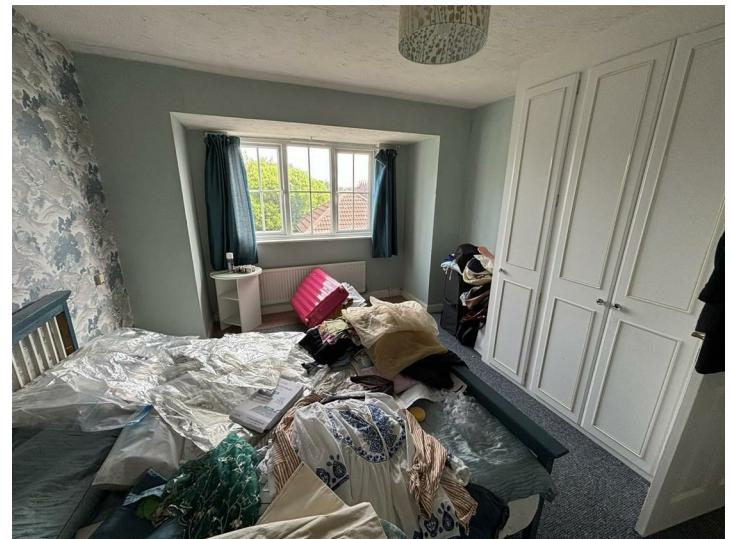
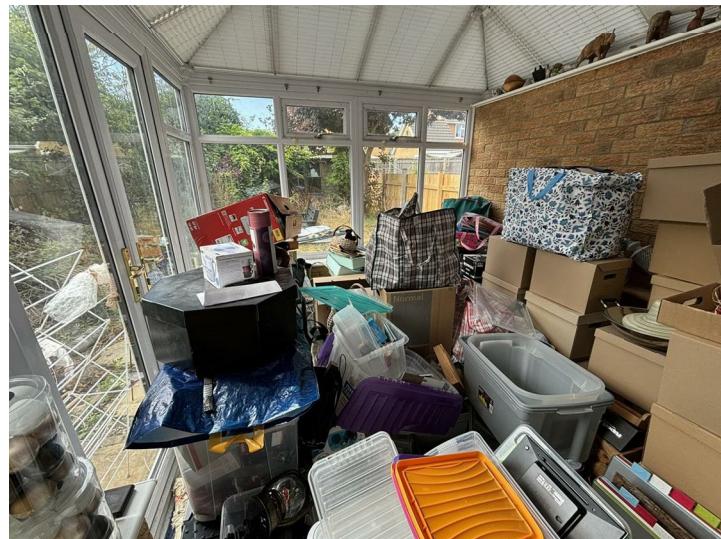
#### **Property Information**

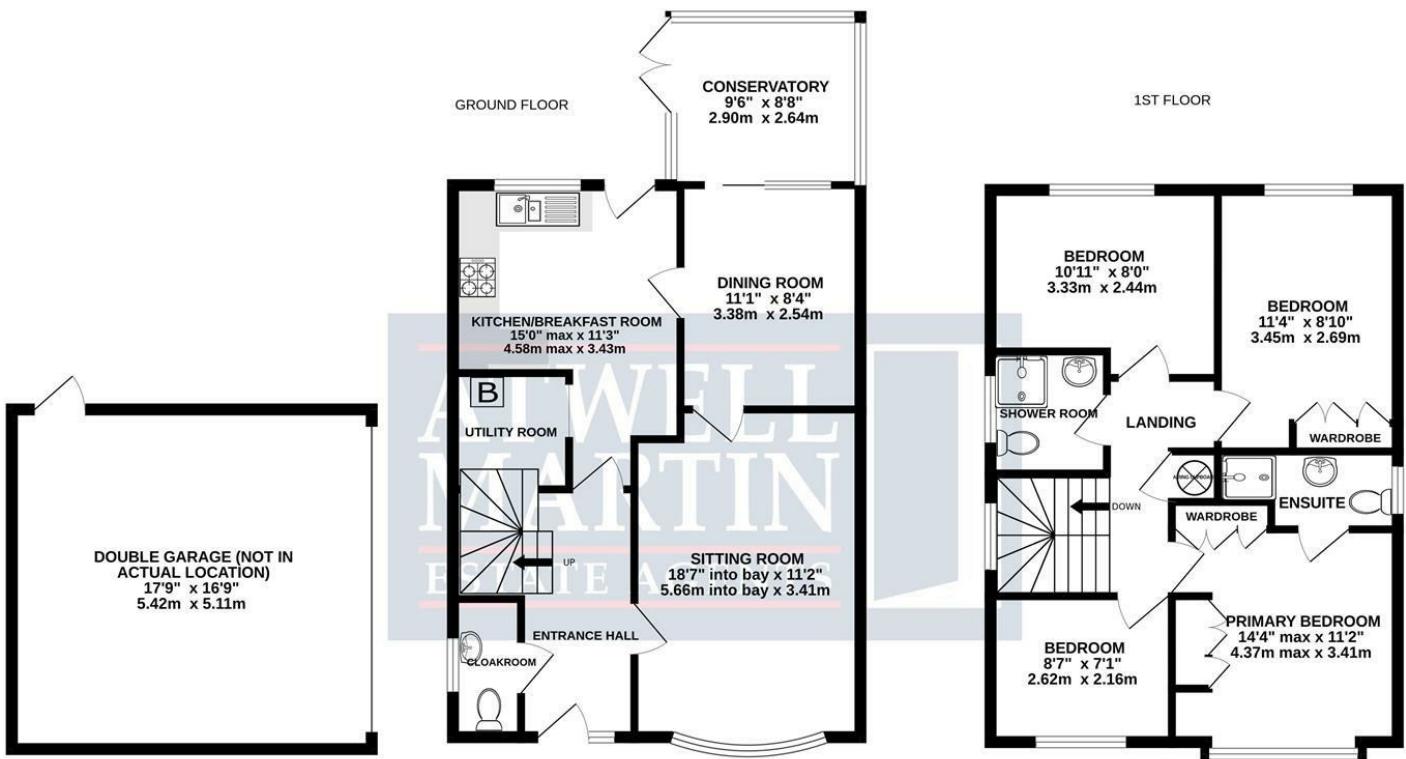
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

Tenure - Freehold







WETHERBY CLOSE CHIPPENHAM, WILTSHIRE, SN14 0SU



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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