



This attractive detached family home is ideally positioned overlooking a small green in the highly sought-after area of Cepen Park North. Offering spacious and versatile accommodation throughout, the property is perfect for modern family living.

The home features four well-proportioned double bedrooms, including a generous principal suite with a dressing area and en-suite shower room. A separate family bathroom serves the remaining bedrooms.

On the ground floor, the property benefits from three reception rooms, providing flexible living and entertaining space, alongside a bright open-plan kitchen/breakfast room that leads into a conservatory. Additional conveniences include a combined utility/wetroom.

Externally, the property boasts well-maintained gardens to the front, side, and rear, offering a high degree of privacy, along with a patio area ideal for outdoor dining. There is ample driveway parking and a detached double garage.

Situated within easy reach of excellent local schools, amenities, and major transport links including the M4, this home is ideally located for commuting to Bath, Bristol, Swindon, and London.

- Attractive detached family home in a desirable position overlooking a small green
- Generous principal suite with dressing area and en-suite shower room
- Open-plan kitchen/breakfast room with integrated appliances
- Well-maintained gardens to the front, side, and rear with patio area
- Located in the highly sought-after Cepen Park North development
- Four spacious double bedrooms, ideal for growing families
- Three versatile reception rooms offering flexible living and entertaining space
- Bright conservatory providing additional living space with garden access
- Ample driveway parking and detached double garage
- Excellent transport links with easy access to the M4, Bath, Bristol, Swindon, and London







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

2023 ft<sup>2</sup>  
187.8 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

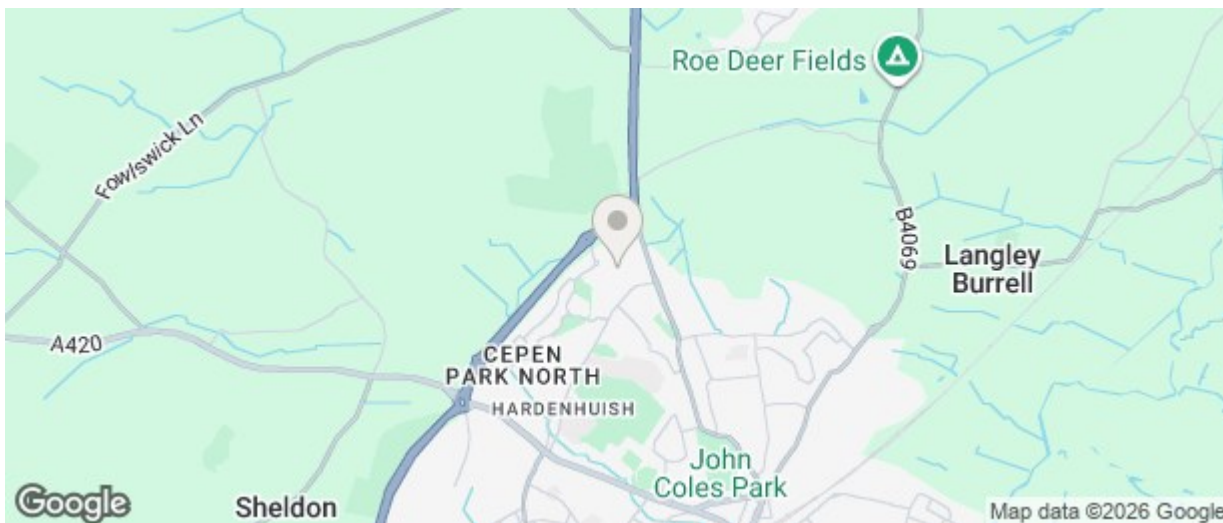
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing