



2 Brighton Way, Chippenham, SN14 0YR

£525,000

Located on the sought after development of Cepen Park South, offering excellent road links to both the town centre and the M4 motorway, a well presented, modern four bedroom detached house with conservatory. To the rear there is an enclosed garden with patio and lawn with a path that leads to the garage and driveway. To the front there is a further area laid to stone shingle. The property benefits from double glazing and gas central heating.

Entrance Hallway



Front door leads into entrance hallway, built in understairs cupboard, radiator, glazed doors to kitchen/diner and further door to kitchen / diner.

Cloakroom

Double glazed window, W.C, hand basin, radiator.

Living Room



Two double glazed windows, fireplace, two radiators, glazed doors to conservatory.



Conservatory

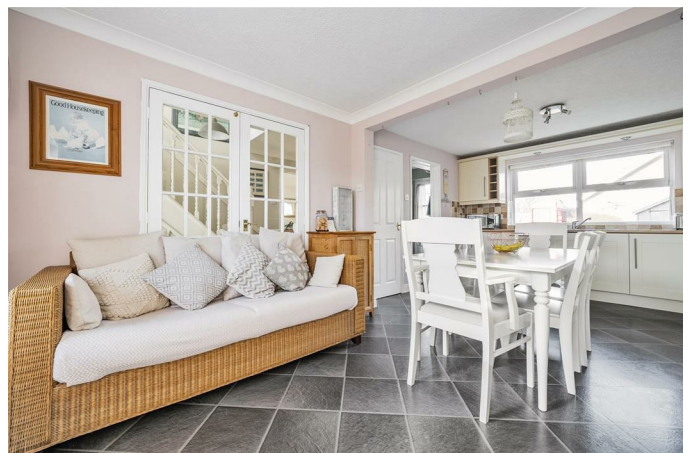


Double glazed conservatory, slimline electric heater, doors to garden.

Kitchen / Diner



Two double glazed windows to both front and rear, laminated work tops with a range of cupboards and drawers, inset twin bowl sink unit, inset electric hob with cooker hood, fitted electric oven, space for fridge/freezer, integrated dishwasher, radiator.



Utility

Laminated work top, inset stainless steel sink, plumbing and space for washing machine, space for tumble dryer, fitted cupboard, radiator, wall mounted boiler, part glazed door to garden.

Landing



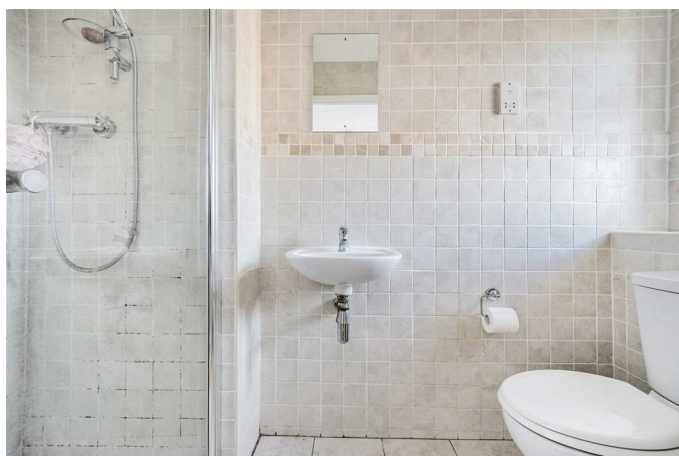
Double glazed window, access to loft, doors to all bedrooms and bathroom, built in cupboard housing hot water tank.

Bedroom One



Double glazed window, built in wardrobe, radiator, door to en suite.

En suite Shower



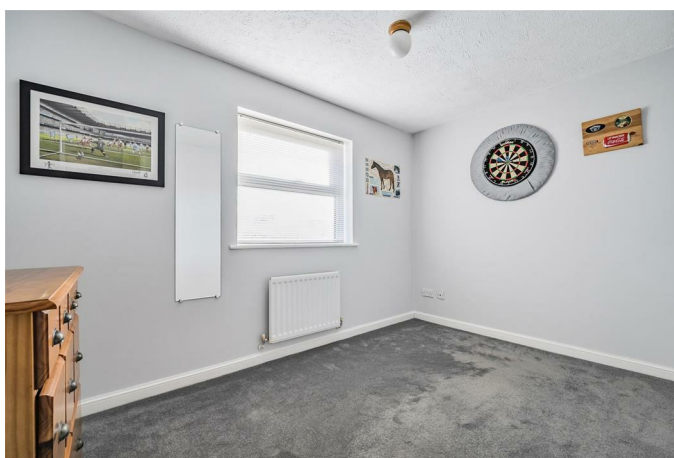
Double glazed window, fully tiled shower cubicle, hand basin, W.C, radiator.

Bedroom Two



Double glazed window, built in cupboard, radiator.

Bedroom Three



Double glazed window, radiator.

Bedroom Four



Double glazed window, radiator.

Modern Bathroom



Double glazed window, panelled bath with mixer/spray shower attachment, pedestal hand basin, W.C, radiator.

Outside

Rear



To the rear there is an enclosed garden laid mainly to lawn with patio area, garden shed and gate leading to driveway and double garage.

Front



There is an area of garden laid mainly to stone shingle.

Double Garage



Power, light and over eaves storage.

Driveway

Providing off road parking.

Tenure

GOV.UK advises Freehold.

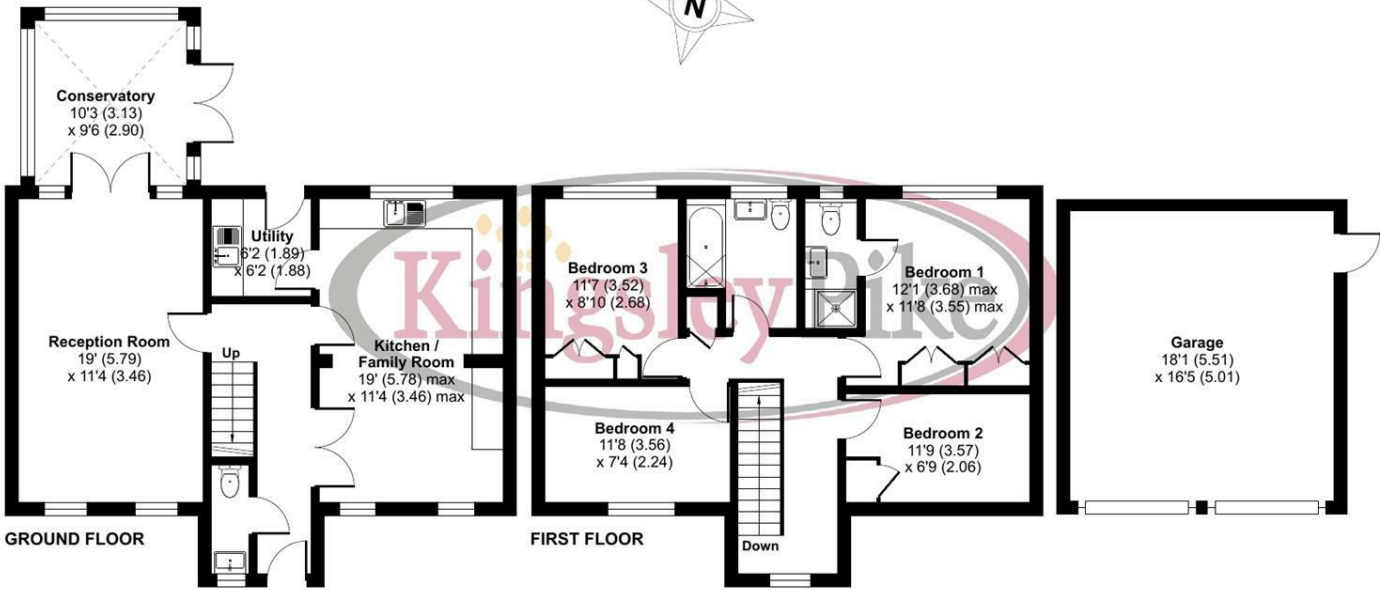
Council Tax Band

GOV.UK advises band E

Floor Plan

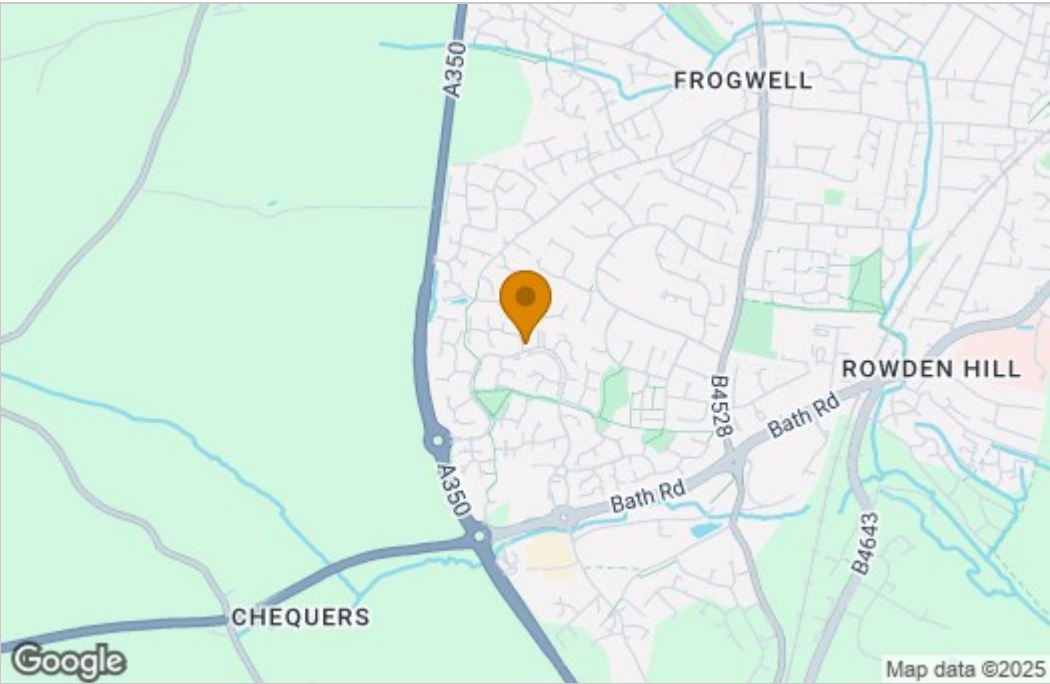
Brighton Way, Chippenham, SN14

Approximate Area = 1308 sq ft / 121.5 sq m
Garage = 297 sq ft / 27.6 sq m
Total = 1605 sq ft / 149.1 sq m
For identification only - Not to scale

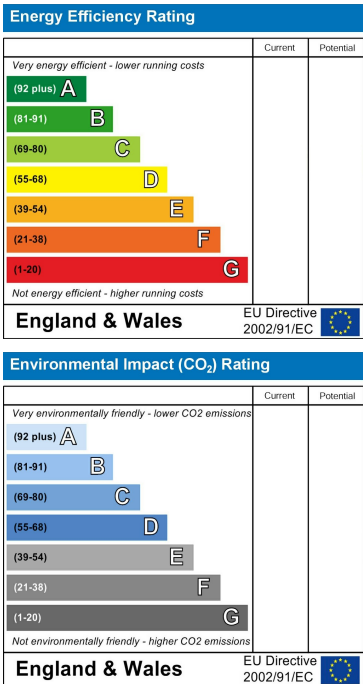


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Kingsley Pike. REF: 1214199

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.