



## **38 Sutherland Crescent, Chippenham, SN14 6RS**

**Offers Over £450,000**

Located in the sought after development of Cepen Park North, offering excellent road links to both the town centre and the M4 motorway, a beautifully presented four bedroom detached family home.

The garage has been converted to provide an open plan kitchen/dining/family area whilst still retaining a separate lounge. To the rear there is an enclosed garden laid mainly to lawn with patio, raised beds, greenhouse, garden shed and HOT TUB that are all included within the sale. To the front there is a further area of garden with driveway providing off road parking for two cars. Within walking distance to both Sheldon and Hardenhuish Secondary Schools.

### **Entrance Hallway**

Front door leads into entrance hallway, laminate flooring, stair case to first floor, radiator, built in storage cupboard and door to the cloakroom.

### **Cloakroom**

Double glazed window to front, radiator, wash hand basin, toilet.

### **Lounge 15'07" x 10'04" (4.75 x 3.15)**



Double glazed window to front, two radiators, door to the kitchen/dining area.



### **Kitchen/Dining/Family Area 25'08" x 23'04" Max L Shaped (7.82 x 7.11 Max L Shaped)**



Double glazed window to the rear, double glazed French doors to garden, further double glazed window to front, granite tops with high gloss fitted base and wall units, soft closing doors and drawers, inset sink unit, Range style cooker with cooker hood, American style fridge/freezer, plumbing and space for washing machine, space for tumble dryer, integrated dishwasher, radiator and space for a dining table and chairs.



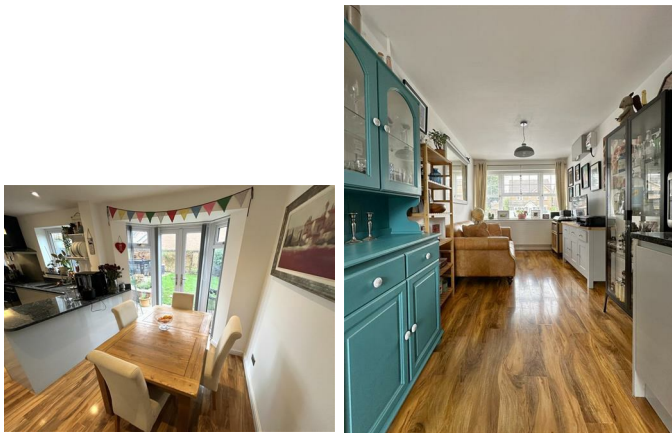


## Landing



Door to cupboard, doors to the bedrooms and bathroom, access to mainly boarded loft with drop down ladder, power and light.

## Bedroom One 10'09" x 10'05" (3.28 x 3.18)



Double glazed window to rear, radiator, door to en suite.



### En Suite Shower



Double glazed window to the rear, fully tiled shower cubicle, wash hand basin, toilet and towel radiator.

### Bedroom Two 10'3" x 10'02" (3.12 x 3.10)



Double glazed window to the front and radiator.

### Bedroom Three 9'02" x 8'04" (2.79 x 2.54)



Double glazed window to front, radiator and built in cupboard.

### Bedroom Four 9'08" x 8'05" (2.95 x 2.57)



Double glazed window to the rear and radiator.

### Bathroom

Double glazed window to front, P shaped bath with mains shower over, hand basin, toilet and towel radiator.

## Rear Garden



To the rear of the property is an enclosed garden laid mainly to lawn with patio area and raised flower beds. There is gated side access, outside power supply and water tap. The greenhouse, timber shed and hot tub are included within the sale price.



## Driveway

Parking for two cars on the private driveway.

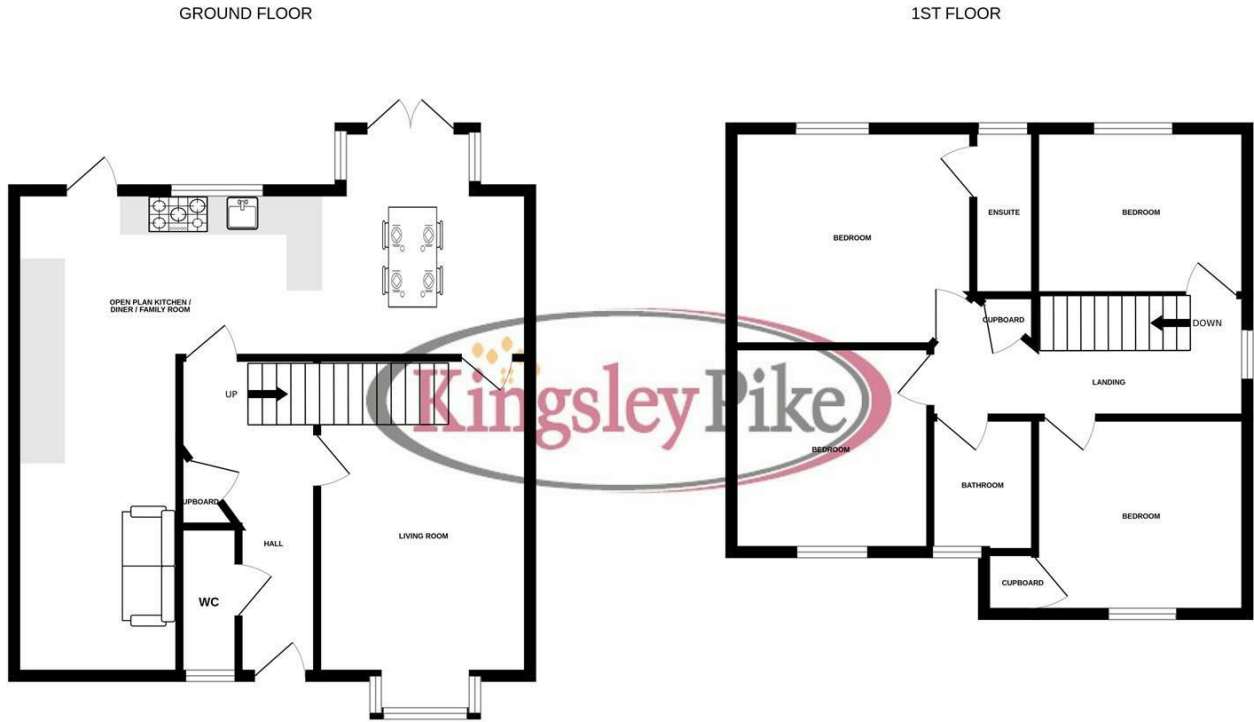
## Tenure

We are advised via the .GOV website that the property is FREEHOLD

## Council Tax

We are advised via the .GOV website that the property is band E.

# Floor Plan

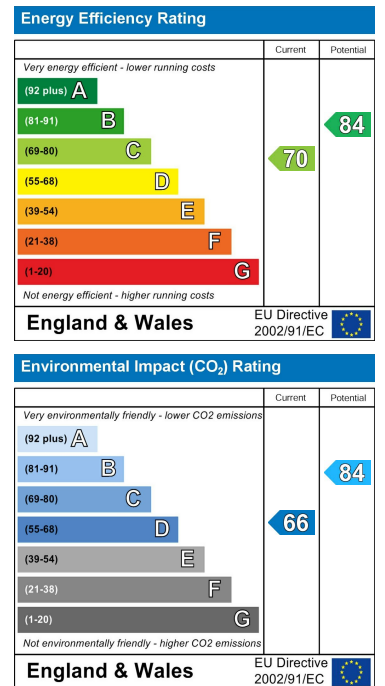


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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