



**14 Turpin Way, Chippenham, SN14 0UF**

**£446,000**

Located in a cul de sac position on the Western side of Chippenham, offering excellent road links to both the town centre and the M4 Motorway, a modern four bedroom detached house. To the rear there is an enclosed garden laid mainly to lawn and to the front there is a driveway providing off road parking and access to the garage. Within walking distance to Queens Crescent Primary School, local Co Op Store and Secondary Schools Hardenhuish and Sheldon. The property enjoys an open aspect to the front. NO ONWARD CHAIN.

### Entrance Hallway



Front door leads into entrance hallway, stair case to first floor, under stairs cupboard.

### Cloakroom

Double glazed window, WC, hand basin, radiator.

### Living Room 15'07" into bay x 11'14" (4.75m into bay x 3.35m)



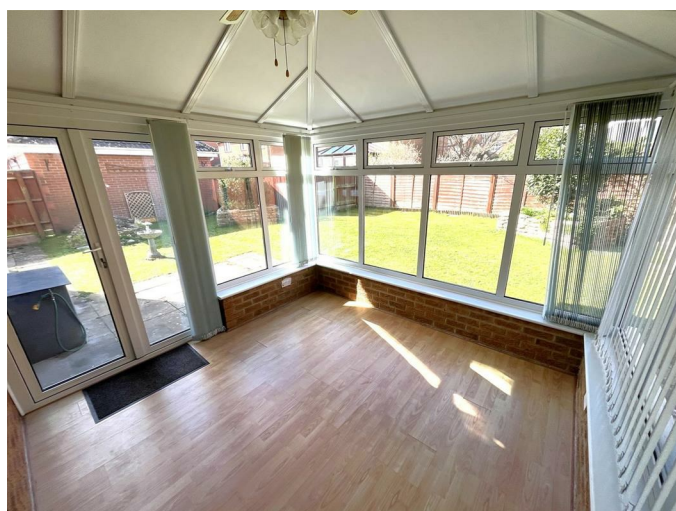
Double glazed bay window to front, fireplace, two radiators.

### Dining Room 12'11" x 7'07" (3.94m x 2.31m)



Double glazed patio doors to conservatory, radiator.

### Conservatory 9'11" x 9'09" (3.02m x 2.97m)



Double glazed conservatory with doors to garden.

### Fitted Kitchen 9'06" x 8'08" (2.90m x 2.64m)



Double glazed window, work tops with a range of

cupboards and drawers, inset stainless steel sink unit, inset gas hob with cooker hood, fitted electric oven, plumbing and space for dishwasher.



**Utility Room 8'08" x 4'0" (2.64m x 1.22m)**  
Door to garden, wall mounted gas boiler, radiator.

### **Landing**

Doors to all bedrooms and bathroom, access to loft, radiator.

**Bedroom One 13'0" x 10'0" (3.96m x 3.05m)**



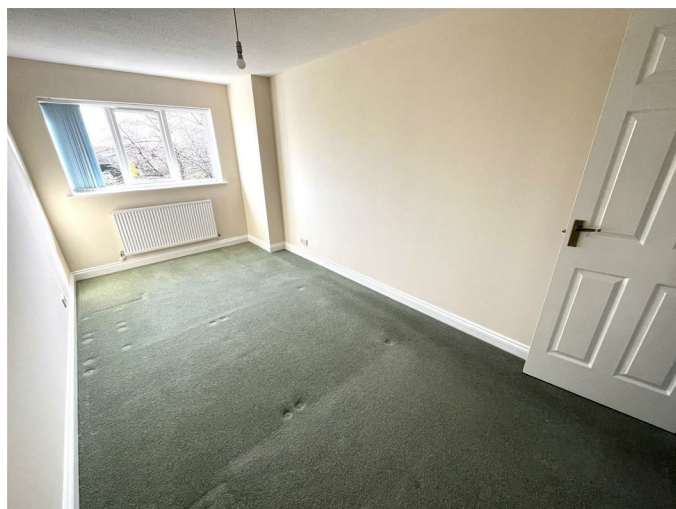
Double glazed window, radiator, door to en suite.

### **En Suite**



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

**Bedroom Two 16'02" x 8'03" (4.93m x 2.51m)**



Double glazed window, radiator.

**Bedroom Three 12'08" x 8'04" (3.86m x 2.54m)**



Double glazed window, radiator.

**Bedroom Four 9'06" x 9'03" max (2.90m x 2.82m max)**



Double glazed window, radiator.

**Bathroom**



Double glazed window, panelled bath, over bath shower, pedestal hand basin, W.C radiator, built in airing cupboard, towel style radiator..

**Outside**

**Rear**



To the rear there is an enclosed garden laid mainly to lawn with side access.



## Front



To the front there is a driveway providing off road parking and access to the garage.

Picture shows outlook to the front.

**Single Garage 17'04" x 8'0" (5.28m x 2.44m)**

Up and over door, power and light.

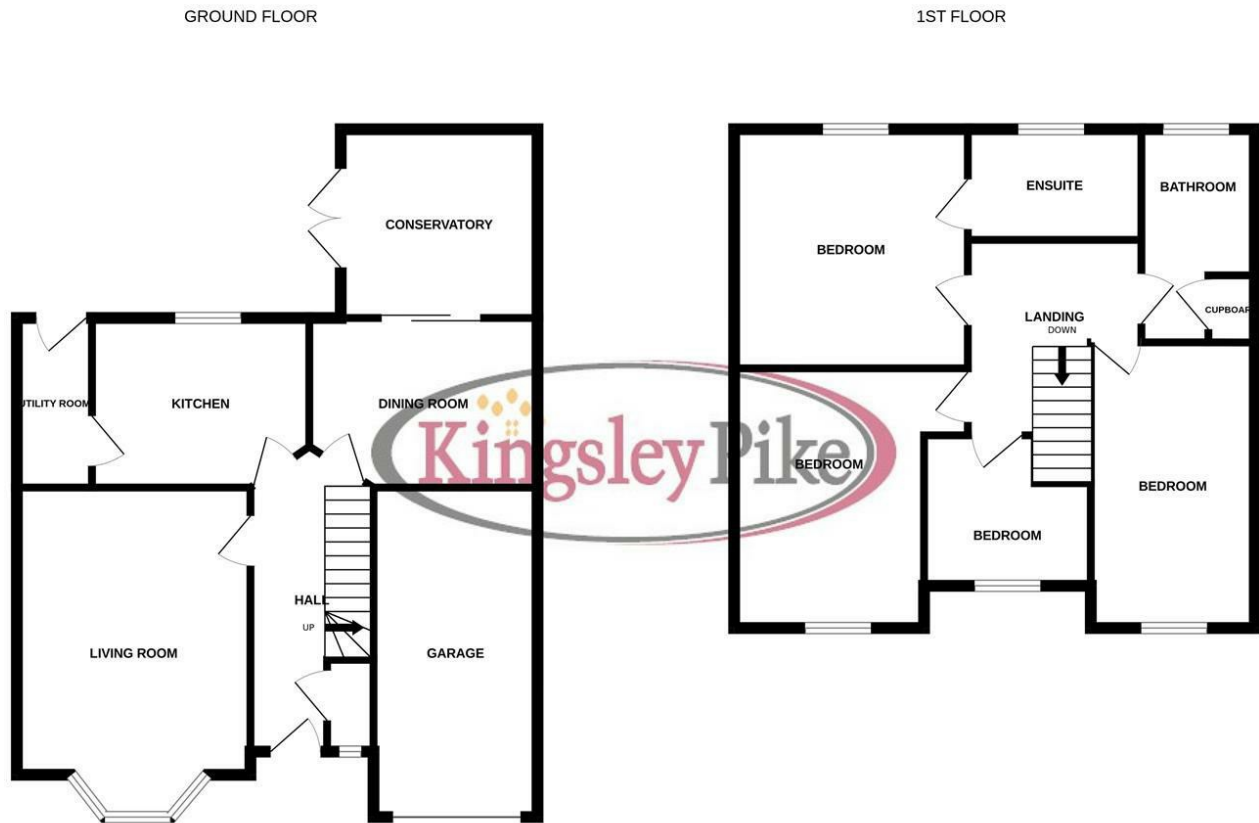
## Tenure

GOV.UK advise Freehold.

## Council Tax Band

GOV.UK advise Band E

Floor Plan

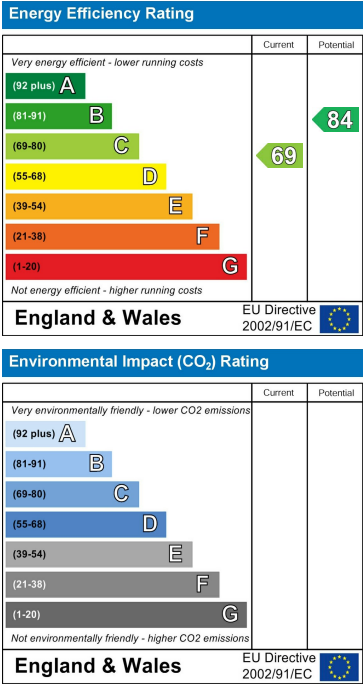


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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