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33 Fallow Field Close, Chippenham, Wiltshire, SN14 6YA

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⑨ 33 Fallow Field Close, Chippenham, Wiltshire, SN14 6YA

⌚ Price Guide £450,000

OFFERED WITH NO onward CHAIN-Fantastically positioned in a popular cul-de-sac on the highly desirable Cepen Park North development, is this well-presented, modern four double bedroom detached family home with double garage and driveway parking situated on the popular Cepen Park residential development providing excellent access to two of Chippenham's Secondary Schools and the the M4-Junction 17.

- Modern Detached Family Home
- Four Double Bedroom
- Fantastic Location
- Principal Bedroom with En-Suite Shower Room
- Three Reception Rooms
- Double Garage & Driveway Parking
- Enclosed Rear Garden
- Popular Cepen Park North Development
- Great Access to the M4-Junction 17
- Solar Panels

❖ Freehold

⑩ EPC Rating D



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The accommodation is arranged over two floors comprises; entrance hall, study, w/c, a spacious sitting room with internal doors linking a nice size dining room that in turn leads through to a conservatory. Accessed off the dining room is a great size kitchen/breakfast room, with fitted units and access to a useful utility room.

Situated to the first floor are four impressive double bedrooms all with fitted wardrobes with the principle bedroom enjoying an en-suite shower room. Finally, there is a family bathroom with shower over.

Externally the property benefits from a private, enclosed rear garden, a brilliant double garage and off street driveway parking. Additional benefits include gas central heating and solar panels.

Accommodation comprises of entrance hall, study, w/c, living room with feature fireplace and doors leading to a nice dining room which in turn provides access to a conservatory. NB: the gas fire is not operational.

The conservatory benefits from having a gas heater and provides external access to the rear garden. The kitchen/breakfast room can be accessed via the entrance hall or the dining room and includes an oven, hob, space for additional appliances under stairs cupboard and a useful utility room off.

To the first floor there are four bedrooms and a family bathroom with shower over. The master bedroom enjoys an en-suite shower room, built-in wardrobes. The three other bedrooms also benefit from having built-in wardrobes.

Externally there is an enclosed rear garden and driveway parking leading to a double garage. The garage also has rear access. The property enjoys a quiet position with excellent access to two of Chippenham's Secondary Schools and the M4-Junction 17.

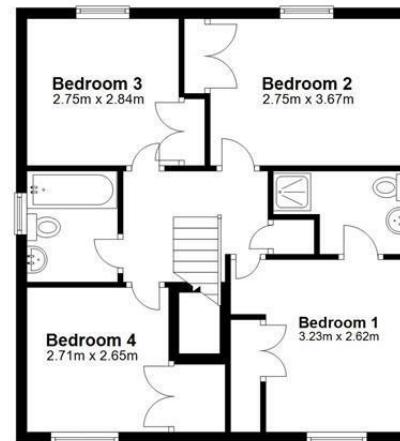
Further benefits include gas fired central heating and double glazing. A maximum contract for this property is 6 months.



### Ground Floor



### First Floor



Total area: approx. 154.5 sq. metres

**Disclaimer:** 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. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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