



**9 Clark Drive, Chippenham, SN15 1UJ**

**£395,000**

This modern semi-detached house, built in 2020, offers a perfect blend of contemporary living and convenience. With accommodation spread over three well-designed floors, it boasts four spacious bedrooms, making it an ideal family home. The impressive master bedroom provides a serene retreat accompanied by a dressing area with fitted wardrobes and access to the en suite shower room. For those who value outdoor space and storage, the property includes a generous garage, providing additional room for vehicles or hobbies as well as two further parking spaces. Situated conveniently for access in and out of town, this property is well-placed for local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. OFFERED FOR SALE WITH NO ONWARD CHAIN.

### Entrance Hall



Double glazed front door, Karndean flooring, radiator, stairs to the first floor, doors to the cloakroom, kitchen and lounge/dining room.



### Cloakroom



Toilet, wash hand basin, radiator, Karndean flooring.

### Kitchen/Breakfast Room 13'10" x 8'01" (4.22m x 2.46m)



Double glazed window to the front, Karndean flooring, radiator, floor and wall mounted units, one and a half bowl sink and drainer, gas hob, extractor fan, electric oven, integral fridge/freezer, dishwasher, washing machine and space for a breakfast bar/table.



### Lounge/Dining Room 15'01" x 15' maximum (4.60m x 4.57m maximum)



Double glazed bay window with French doors leading in to the garden, Karndean flooring, two radiators, space for a dining table and chairs and under stairs storage cupboard.





**First Floor Landing**



**Bedroom Two 14'05" x 8'06" (4.39m x 2.59m)**



Double glazed window to the rear, radiator and free standing wardrobe.

**Bedroom Three 12'02" x 8'06" (3.71m x 2.59m)**



Double glazed window to the front, radiator and free standing wardrobe.

**Bedroom Four 9' x 6'03" (2.74m x 1.91m)**

Double glazed window to the rear and radiator.

**Family Bathroom 6'11" x 6'02" (2.11m x 1.88m)**



Double glazed window to the front, radiator, toilet, wash hand basin, extractor fan, part tiled, bath with shower screen and mains shower over.

**Second Floor Landing**

Storage cupboard and door to the main bedroom.



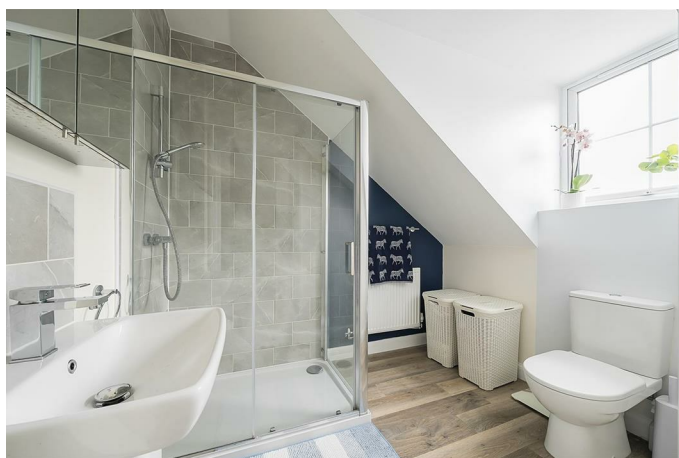
**Bedroom One 26'10" x 15' maximum (8.18m x 4.57m maximum)**



Two Keylite windows to the rear, two radiators, seating area, dressing area with fitted wardrobes, over stairs storage cupboard and door to the en suite.



**En Suite shower Room 8'01" x 6'03" (2.46m x 1.91m)**

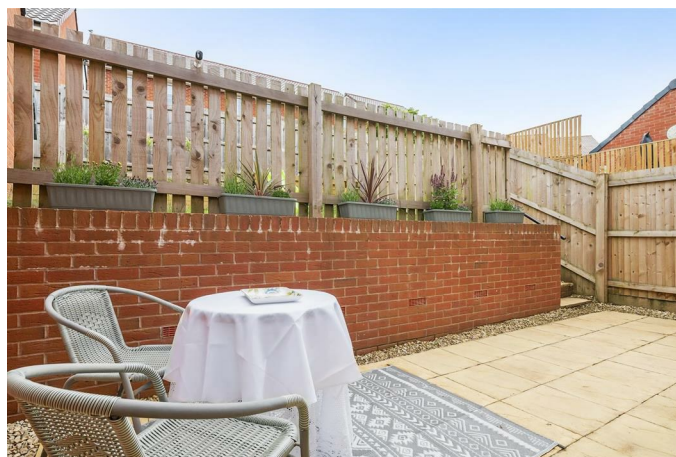


Double glazed window to the front, radiator, toilet, wash hand basin, part tiled with shower cubicle with mains shower.

**Rear Garden**



Arranged over two levels with a lower section of patio, space for outdoor furniture, gated access to the driveway and steps leading to the upper section. The upper is laid to lawn with raised beds, sapling plants and shrubs and a further space behind the garage ideal for a vegetable plot.



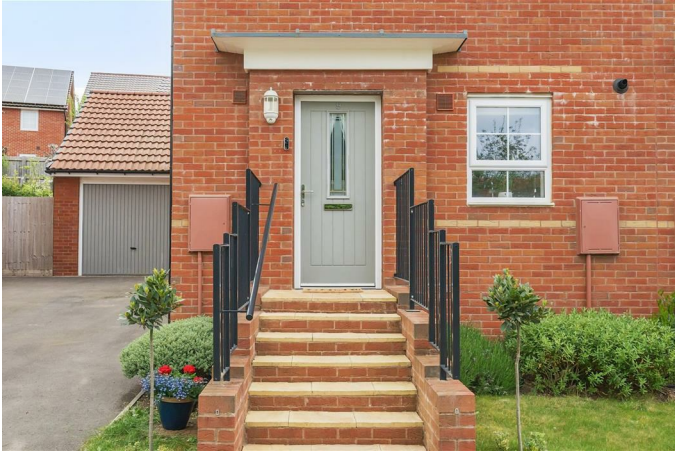
**Garage 20'04" x 10'09" (6.20m x 3.28m)**

Up and over door to the front, power and light.

**Driveway**

Tandem parking for at least two cars in front of the garage.

## Tenure



We are advised by the .gov website that the property is Freehold. There is an annual estate management charge in the region of £160 for 24/25.

## Council Tax

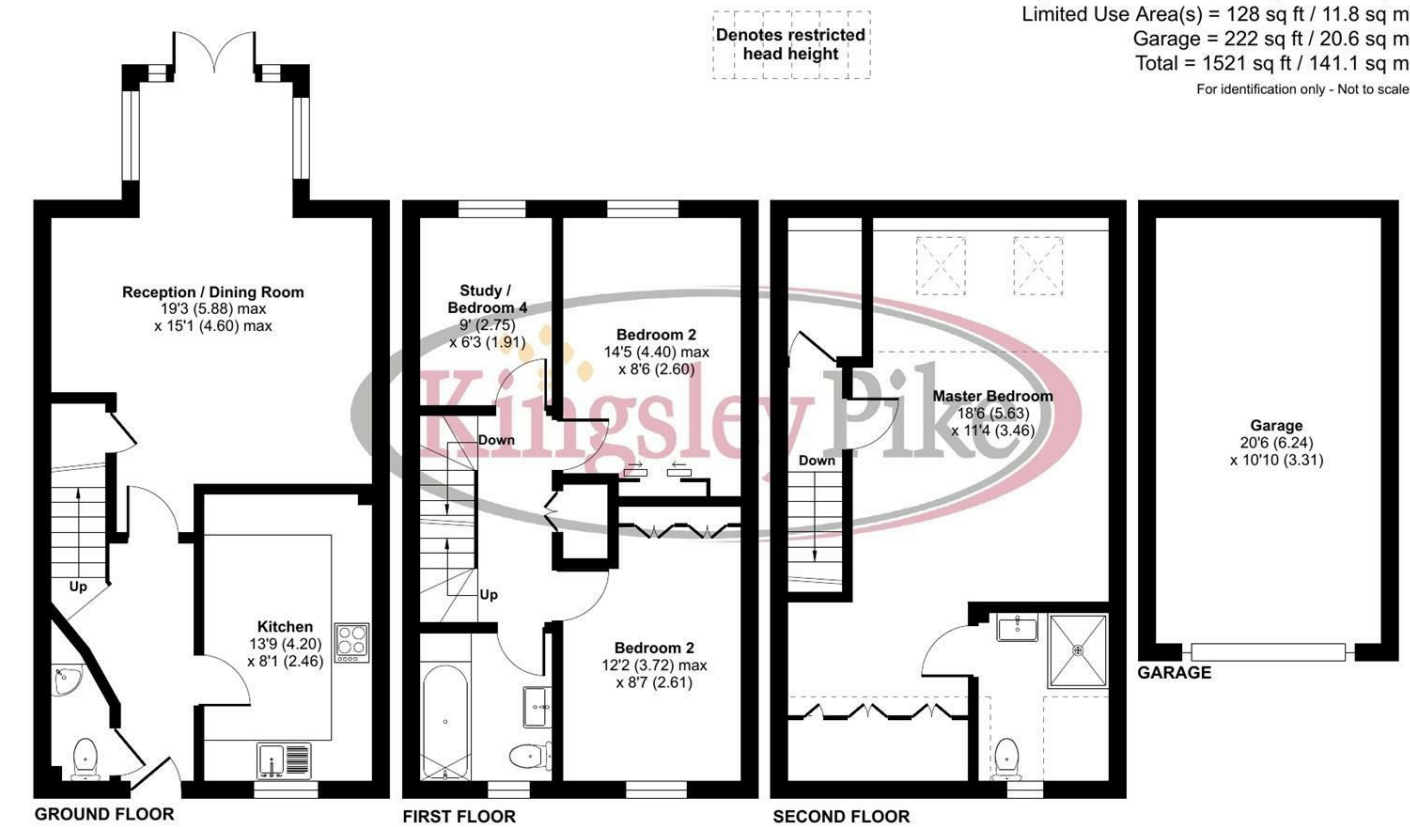
We are advised by the .gov website that the property is band D.



Floor Plan

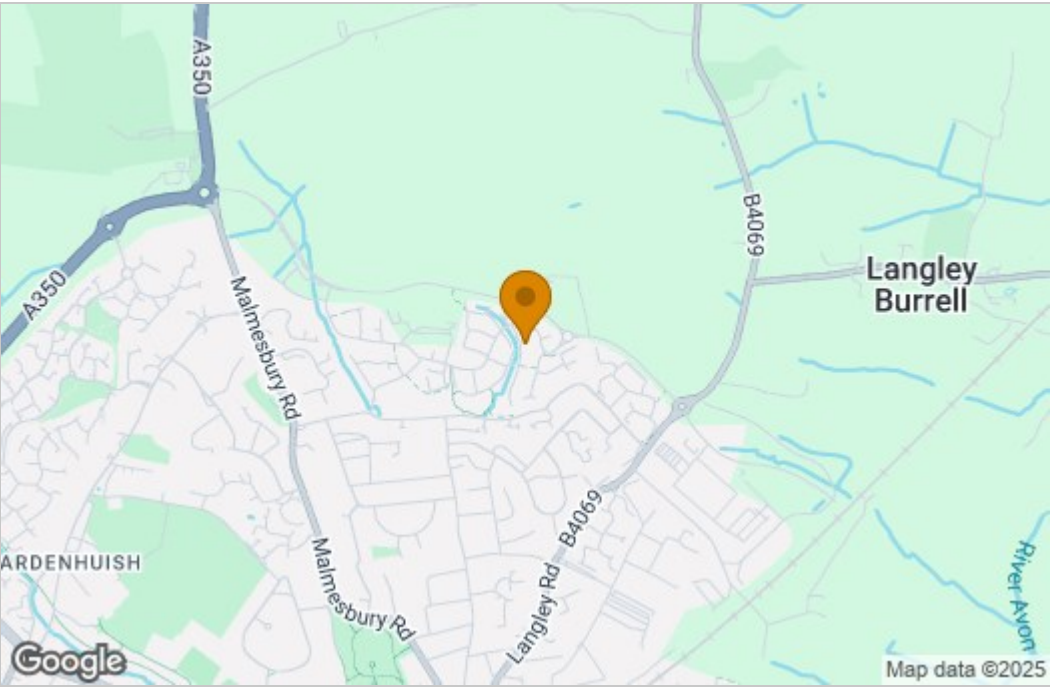
Clark Drive, Chippenham, SN15

Approximate Area = 1171 sq ft / 108.7sq m  
Limited Use Area(s) = 128 sq ft / 11.8 sq m  
Garage = 222 sq ft / 20.6 sq m  
Total = 1521 sq ft / 141.1 sq m  
For identification only - Not to scale

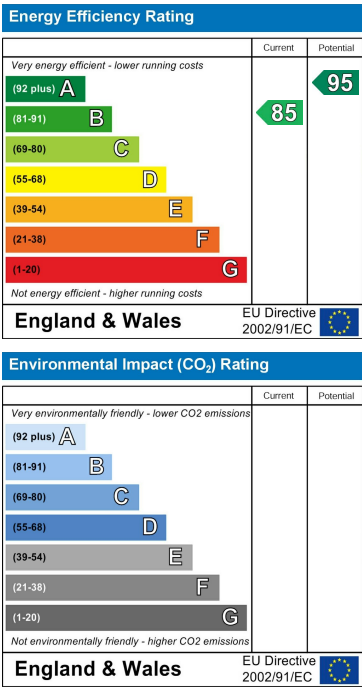


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Kingsley Pike. REF: 1291056

Area Map



Energy Efficiency Graph



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