

for sale

offers in excess of **£300,000**



## Clutterbuck Close Chippenham SN15 1UX

Three Storey Town House comprising Entrance Porch, Lounge, Cloakroom and Kitchen/Diner to the Ground Floor, Two Bedrooms and Bathroom to the First Floor with the Master Bedroom plus Ensuite Shower Room to the First Floor.



# Clutterbuck Close Chippenham SN15 1UX

## Description

A modern THREE STOREY TOWN HOUSE situated on the popular Birds Marsh development which is conveniently located for access to all local amenities and within easy reach of Chippenham Town Centre and junction 17 of the M4 motorway. Chippenham Town Centre provides a range of retail outlets, shops, bars and restaurants. There is also a mainline railway station providing access to Bristol, Bath and London.

The property offers Entrance Porch, Lounge, Kitchen/Diner and Cloakroom to the Ground Floor. There are Two Bedrooms and a Family Bathroom on the First Floor and the Master Bedroom with Ensuite Shower Room is located on the Second Floor. No Onward Chain.



## Ground Floor

### **Entrance Porch**

### **Lounge**

14' 8" x 11' 9" ( 4.47m x 3.58m )

Double glazed window to front. Stairs rising for first floor landing. Door through to Inner Hall.

### **Kitchen/Diner**

11' 9" x 8' 5" ( 3.58m x 2.57m )

Double glazed window to rear. Double glazed French doors to rear. Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob. Plumbing for washing machine. Space for fridge freezer.

### **Cloakroom**

Suite comprising low level WC and wash hand basin.

## First Floor

### **Landing**

Stairs rising from Ground Floor.

### **Bedroom Two**

10' 5" x 11' 9" ( 3.17m x 3.58m )

Double glazed window to front. Radiator.

### **Bedroom Three**

11' 9" x 8' 11" ( 3.58m x 2.72m )

Double glazed window to rear. Radiator.

### **Bathroom**

Suite comprising low level WC, wash hand basin and bath with shower over. Radiator.

## Second Floor

### **Master Bedroom**

17' max x 8' 4" ( 5.18m max x 2.54m )

Double glazed window to front. Radiator. Door to Ensuite

### **Ensuite**

Suite comprising low level WC, wash hand basin and shower cubicle. Radiator.

## Outside

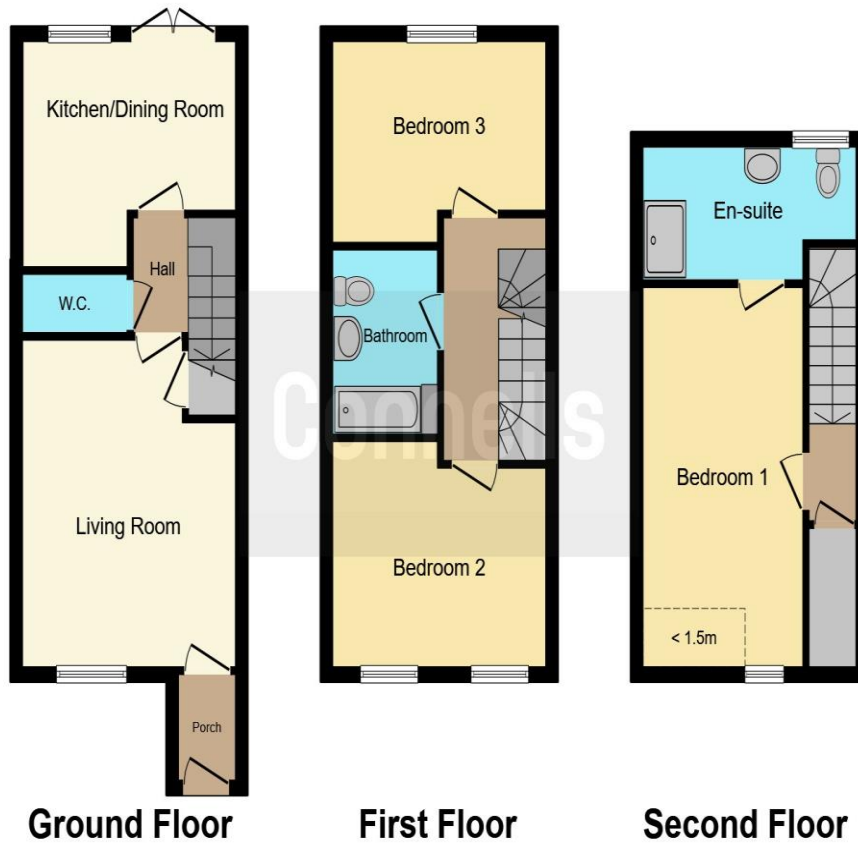
### **Front**

Lawn area with steps leading up to the front door.

### **Rear Garden**

Fully enclosed, mainly laid to lawn with a patio area.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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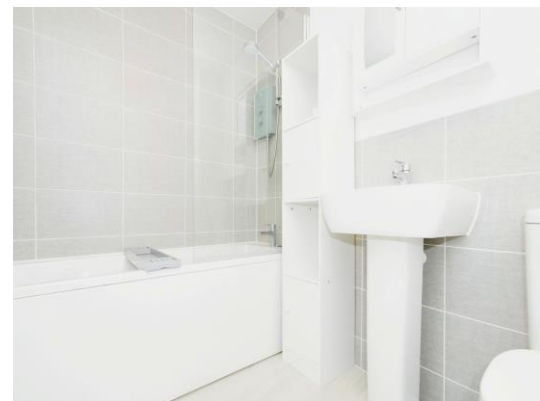
59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM305867 - 0004

**Tenure:** Freehold

**EPC Rating:** B

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