

for sale

offers over **£360,000**



Rowden Road CHIPPENHAM SN15 2AU

3 Bedroom Detached family home with driveway parking, garage, good size garden within a Cul-De-Sac location. with 3 receptions rooms and a kitchen diner this property is a must view.



Rowden Road CHIPPENHAM SN15 2AU

Description

Nestled in a peaceful residential area of Chippenham, this beautifully presented three-bedroom detached home offers the perfect blend of modern comfort and quiet surroundings. Ideal for families, professionals, or anyone looking to enjoy the best of Wiltshire living, this property boasts spacious interiors, a private garden, and excellent local amenities.

This home offers a rare opportunity to enjoy a detached lifestyle with all the benefits of town living. Whether you're upsizing, relocating, or buying your first home, this property is not to be missed.

Ground Floor

Entrance Porch

Entrance door to front.

Entrance Hall

Stairs to First Floor. Doors to Lounge, Dining Room, Kitchen and Cloakroom.

Lounge

13' 8" max x 11' 2" max (4.17m max x 3.40m max)

Bay window to front. Parquet flooring. Sliding door through to Dining Room.



Dining Room

12' 5" x 11' 2" (3.78m x 3.40m)

Parquet flooring. Window to rear overlooking the Lean-to/Conservatory.

Kitchen

12' 8" x 11' 8" (3.86m x 3.56m)

Fitted with a matching range of base and wall units with work surfaces over. Sink and drainer. Integrated double oven. Space for cooker. Appliance space. Two windows to rear. Door to Lean-to/Conservatory. Plumbing for washing machine.

Lean-To/Conservatory

Glazed construction with French doors to rear.

First Floor

Landing

Stairs rising from Ground Floor. Doors to all rooms.

Bedroom One

13' 10" x 12' 7" (4.22m x 3.84m)

Bay window to front. Built in wardrobes.

Bedroom Two

11' 2" x 10' 5" (3.40m x 3.17m)

Window to rear. Built in wardrobes.

Bedroom Three

7' 6" x 6' 5" (2.29m x 1.96m)

Window to front.

Bathroom

Window to rear. Suite comprising low level WC, pedestal wash hand basin and bath with mixer tap and shower attachment. Tiled floor. Part tiled walls. Separate shower cubicle.

Outside

Front

Mainly laid to lawn with mature trees and shrubs.

Parking & Garage

Driveway parking leading to Single Garage with up and over door.

Rear Garden

Fully enclosed. Mainly laid to lawn with mature shrub borders. 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

To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM306226 - 0008

Tenure: Freehold EPC Rating: C

Council Tax Band: D

view this property online connells.co.uk/Property/CHM306226



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk