



Connells

Middle Leaze
Chippenham



Property Description

*** PRICE NEGOTIABLE *** Nestled in the sought-after residential enclave of Middle Leaze, this beautifully presented end-of-terrace home offers the perfect blend of modern living and suburban tranquillity. With three generously sized bedrooms and stylish interiors throughout, this property is ideal for families, professionals, or anyone seeking a well-connected yet peaceful lifestyle.

Location & Lifestyle

Middle Leaze is located on the desirable western side of Chippenham, offering easy access to a wide range of local amenities. Within walking distance, you'll find supermarkets including Lidl and Morrisons Daily, as well as convenience stores and healthcare facilities such as a pharmacy, dentist, and GP surgery.

Transport Links

Commuters will appreciate the excellent transport connections. Chippenham railway station is just over a mile away, providing regular direct services to London Paddington, Bath, Bristol, and the wider West Country. For road travel, Junction 17 of the M4 is a short drive away, making journeys to Swindon, Reading, and London straightforward.

Schooling

Families are well catered for with a selection of highly regarded schools nearby. Primary options include Queen's Crescent School and Redland Primary School, both rated "Good" by Ofsted. For secondary education, Sheldon School and Hardenhuish School are within close proximity.

Ground Floor

Entrance Hall

Entrance door to front. Stairs to first floor. Radiator. Doors to Lounge, Kitchen/Diner and Cloakroom.

Cloakroom

Suite comprising low level WC, wash hand basin. Window to front.

Lounge

17' x 9' 11" (5.18m x 3.02m)

Dual aspect with windows to front and side. TV point. Radiator.

Kitchen/Diner

17' 2" x 9' 4" (5.23m x 2.84m)

Fitted with a matching range of base and wall units with complementary work surfaces over with stainless steel sink and drainer. Integrated oven and hob with cooker hood over. Appliance space. Boiler. Tiled flooring. Radiator. Patio doors to Garden.

First Floor

Landing

Stairs from Ground Floor.

Bedroom One

10' 5" x 8' 8" (3.17m x 2.64m)

Window to front. Radiator. Built in wardrobes. Door to Ensuite.

Ensuite

Suite comprising low level WC, wash hand basin and shower enclosure. Heated towel rail. Window to side.

Bedroom Two

9' 9" x 9' 3" (2.97m x 2.82m)

Window to front. Radiator.

Bedroom Three

9' 7" x 6' 4" (2.92m x 1.93m)

window to front. Radiator.

Bathroom

Suite comprising low level WC, was hand basin and panelled bath. Extractor fan.

Outside

Garage

Garage under coach house to the rear with up and over door. Allocated parking space to the front of the garage.









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

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

59 Market Place
 CHIPPENHAM SN15 3HL

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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