

for sale

£260,000



Huntingdon Way CHIPPENHAM SN14 0XY

Welcome to this beautifully presented home, perfectly positioned in one of Chippenham's most desirable areas. From the moment you step inside, you'll appreciate the thoughtful layout and modern finish that make this property ideal for couples, professionals, or small families.



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# Huntingdon Way CHIPPENHAM SN14 0XY

## Description

Stylish Two-Bedroom Home on Huntingdon Way, Chippenham – A Must-See!

Welcome to this beautifully presented home, perfectly positioned in one of Chippenham's most desirable areas. From the moment you step inside, you'll appreciate the thoughtful layout and modern finish that make this property ideal for couples, professionals, or small families.

The ground floor offers a bright and inviting sitting room, perfect for relaxing after a long day, and a spacious kitchen/diner designed for both everyday living and entertaining. Upstairs, you'll find two generous double bedrooms, including a stunning main bedroom with en-suite, plus a stylish family bathroom.

Outside, enjoy a private garden for summer barbecues, a garage and driveway providing ample parking, and a location that puts you close to local amenities, schools, and excellent transport links.



## Ground Floor

### **Entrance Hall**

Entrance door to front. Stairs to First Floor. Door to Lounge.

### **Lounge**

15' 9" max x 12' 2" max ( 4.80m max x 3.71m max )  
Bay window to front. Understairs storage cupboard. Door to Dining Room.

### **Dining Room**

8' 2" x 7' 3" ( 2.49m x 2.21m )  
Patio doors to rear. Open plan through to Kitchen.

### **Kitchen**

8' 2" x 7' 7" ( 2.49m x 2.31m )  
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 and dishwasher. Tiled flooring. Part tiled walls. Window to rear.

## First Floor

### **Landing**

Stairs from Ground Floor. Airing cupboard. Doors to Bedrooms and Bathroom.

### **Bedroom One**

9' 10" max x 9' 10" max ( 3.00m max x 3.00m max )  
Window to rear. Built in wardrobe. Door to Ensuite.

### **Ensuite**

Suite comprising low level WC, wash hand basin and corner shower unit. Window to rear.

### **Bedroom Two**

9' 2" x 8' 6" ( 2.79m x 2.59m )  
Window to front. Built in wardrobe.

### **Bathroom**

Three piece suite comprising low level WC, wash hand basin and panelled bath with mixer tap and shower attachment. Tiled flooring and walls. Window to rear.

## Outside

### **Front**

Pathway leading to front door. Low maintenance and laid to decorative stone.

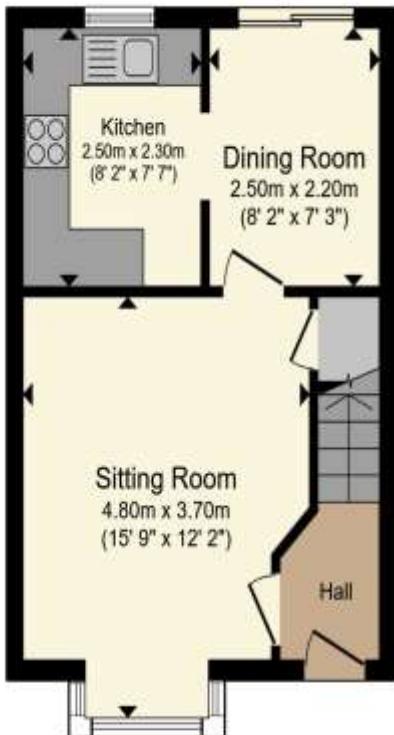
### **Rear Garden**

Fully enclosed. Laid to patio with mature shrub borders. Decorative gazebo.

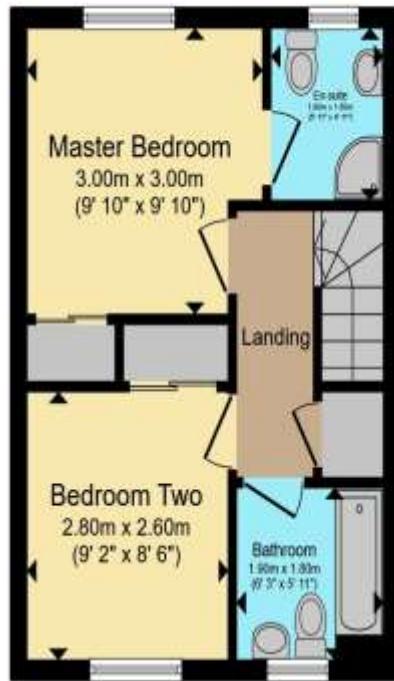
### **Garage**

Single garage located beneath a neighbouring coach house.





**Ground Floor**



**First Floor**

Total floor area 61.6 m<sup>2</sup> (663 sq.ft.) approx.

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.propertybox.io](http://www.propertybox.io)

**Connells**

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CHIPPENHAM SN15 3HL

Property Ref: CHM306444 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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