



**Phillips Grove, Yatton Keynell Chippenham SN14 7FA**

**welcome to**

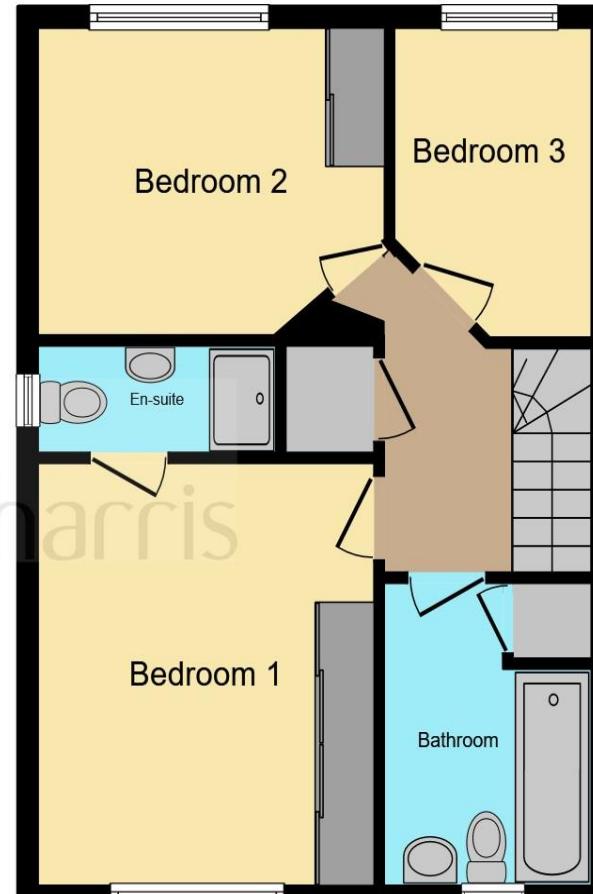
## **Phillips Grove, Yatton Keynell Chippenham**

Modern 3-Bed Detached in Sought-After Village – No Chain Stylish home with en-suite, built-in wardrobes, quartz kitchen, garden, garage, and 6½ years builder's warranty. Book your viewing today!





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

17' 5" x 11' 2" ( 5.31m x 3.40m )

**Kitchen/Diner**

18' 9" x 9' 5" ( 5.71m x 2.87m )

**Landing**

**Bedroom One**

11' 6" x 13' 2" ( 3.51m x 4.01m )

**Ensuite**

**Bedroom Two**

10' 9" x 11' 10" ( 3.28m x 3.61m )

**Bedroom Three**

9' 9" x 6' 5" ( 2.97m x 1.96m )

**Bathroom**

**Front Garden**

**Rear Garden**

**Garage**

**Driveway**

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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## Phillips Grove, Yatton Keynell Chippenham

- No onward chain, ready for a smooth and swift purchase.
- Stylish kitchen/diner, quartz worktops, integrated appliances, and LED lighting.
- Energy-efficient, air source heat pump and approx. 6½ years remaining on builder's warranty.
- Garage
- Desirable location, set in a sought-after village with private garden and garage in a separate block.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

offers over

**£450,000**



view this property online [allenandharris.co.uk/Property/CHP111471](http://allenandharris.co.uk/Property/CHP111471)

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Property Ref:  
CHP111471 - 0003



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