



📍 22 Gainey Gardens, Chippenham, Wiltshire, SN15 1UH

🏠 Guide Price £395,000

A very well presented, modern, four bedroom, two bathroom detached house with garage and private garden, situated close to open countryside and within easy access of the motorway and railway station.

- Detached, Modern House
- Four Bedrooms
- Open Plan Kitchen/Dining Room With Integrated Appliances
- Gas Central Heating & UPVC Double Glazing
- Bathroom & En-Suite Shower Room
- Beautifully Landscaped Rear Garden
- Garage & Driveway Parking For 2-3 Cars

🏡 Freehold

🏠 EPC Rating B



A very well presented, modern, detached house with garage and private garden, situated on the northern outskirts of town, close to open countryside and within easy access of the motorway and railway station.

The property offers well proportioned accommodation over two floors comprising; welcoming entrance hall with cloakroom off, sitting room, superb kitchen/dining room with an excellent range of contemporary units, integrated appliances and French doors opening onto the rear garden, utility room, bedroom 1 with built in wardrobes and en suite shower room, three further bedrooms and a bathroom with white suite.

Externally there is a predominately lawned garden to the front with flower and shrub beds to the side. To the rear there is a delightful, landscaped garden with sandstone paved patio seating area leading onto a level lawn with well stocked borders and a timber pergola.

To the side of the property there is a driveway for parking 2-3 cars which leads to a single garage with up and over door to the front.

Situation

The property is within access of the the town and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

Property Information

Council Tax Band; E

Freehold

Mains Services

Gas Central Heating

EPC Rating; B



Floor Plan

Approx. 97.3 sq. metres (1047.4 sq. feet)

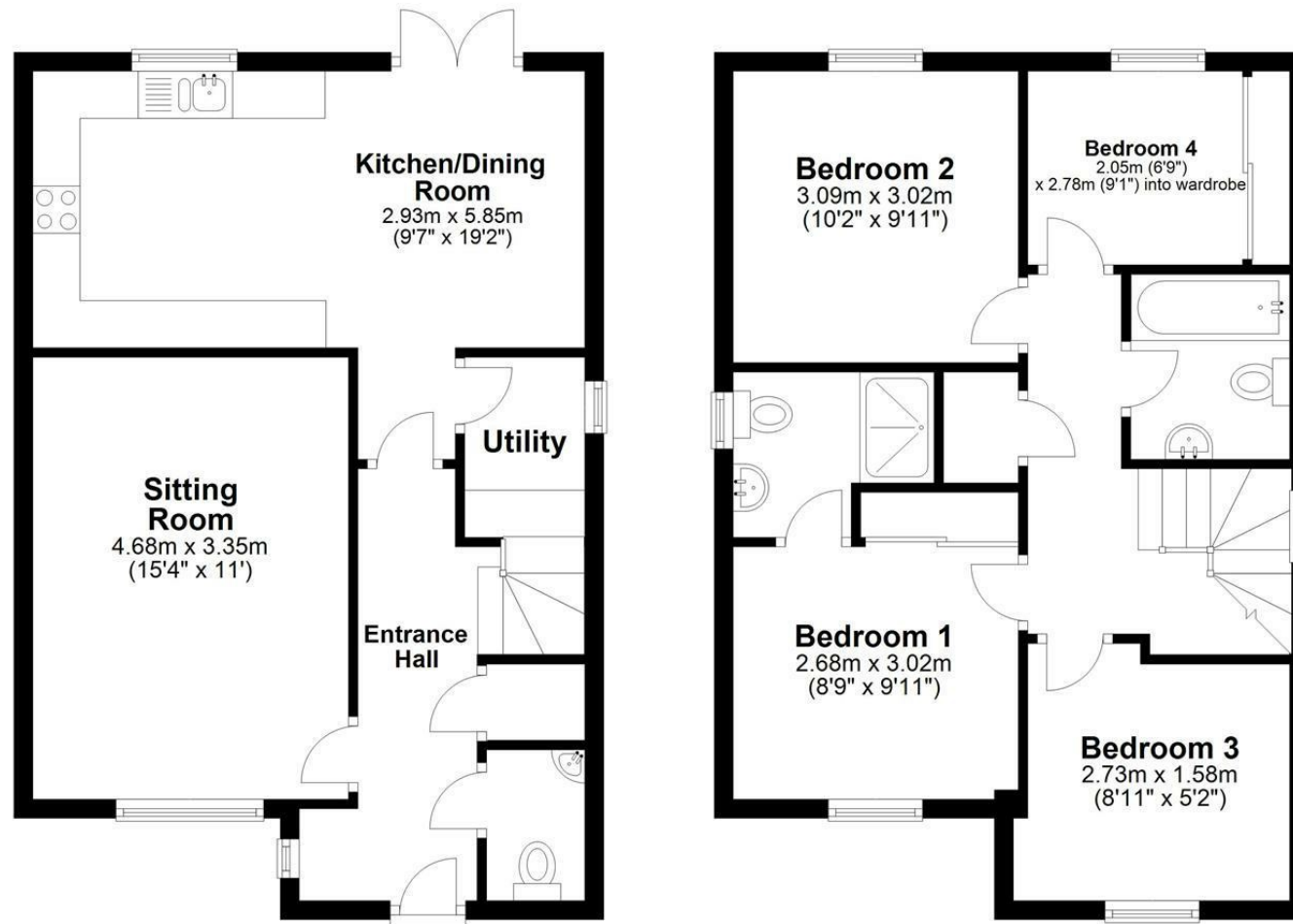


Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

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