



📍 1 Tyddyman Close, Chippenham, Wiltshire, SN15 1UT

🏠 £350,000

Situated on a quiet cul-de-sac of three houses, is this beautifully-presented and newly established three bedroom detached home, built with premium upgrades, and situated on the highly sought after Birds Marsh development.

- Detached Family Home
- Three Double Bedrooms
- Beautifully Presented
- WC / Bathroom / En-Suite
- Large Kitchen / Dining Room
- Off-Road Parking & Single Garage
- Landscaped Garden
- Quiet Cul-De-Sac of Three Houses
- Newly Established Birds Marsh Development
- Remaining NHBC Warranty

🏡 Freehold

🏠 EPC Rating B



A beautifully presented and well-located modern three bedroom detached home, situated on the newly established and highly sought after Birds Marsh development, offering exceptionally easy access to both J17 of the M4 and Chippenham Railway Station. The property is one of only three properties situated within the cul-de-sac.

The accommodation is arranged over two levels and comprises; entrance hall, sitting room, cloakroom, generous, modern kitchen / diner, with French doors leading out to the rear garden, and utility room. To the first floor are three double bedrooms, including the master with en-suite shower room, and the family bathroom with shower over.

Externally this fantastic home benefits from off-road parking, a single garage and rear garden, laid predominantly to lawn with lovely patio seating area.

#### **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

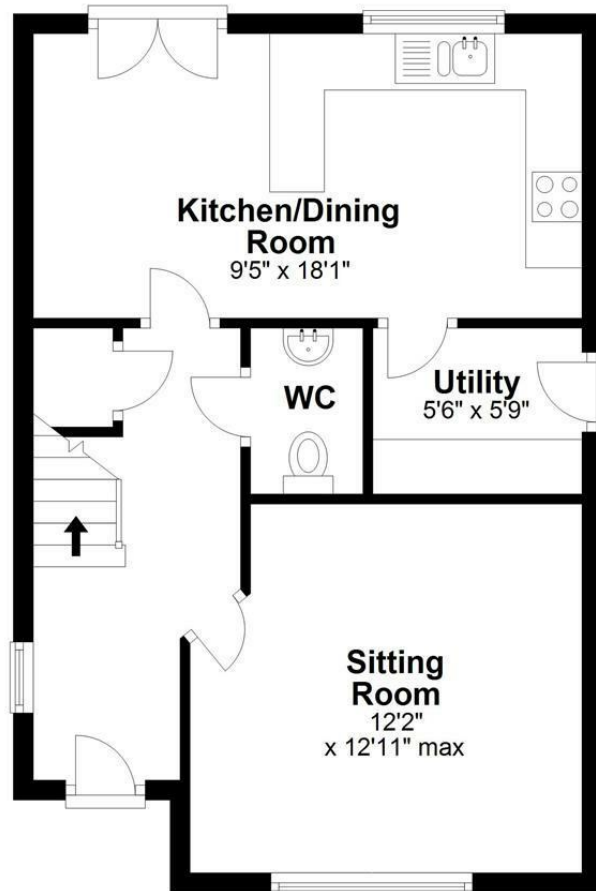
Gas Central Heating

EPC Rating; B



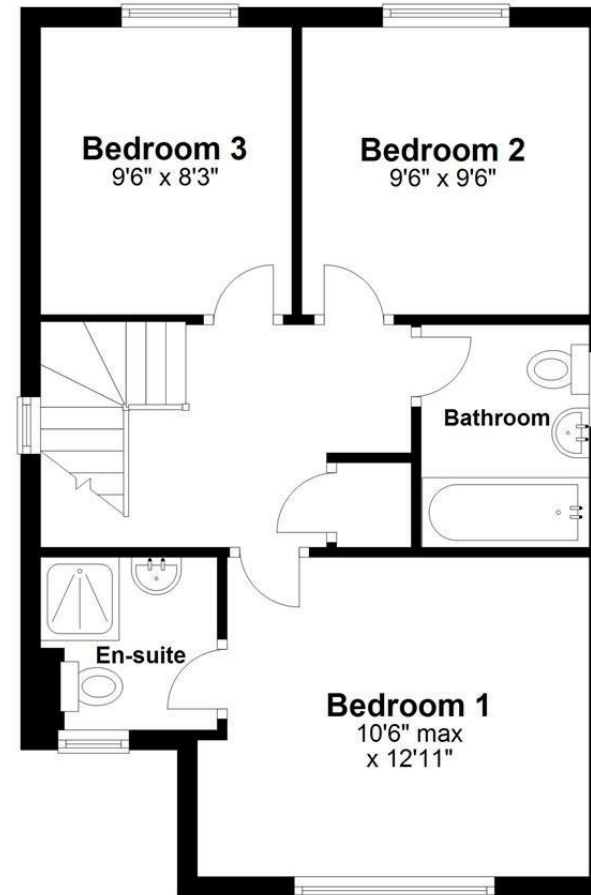
### Ground Floor

Approx. 478.8 sq. feet



### First Floor

Approx. 482.1 sq. feet



Total area: approx. 960.9 sq. feet

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

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