





📍 6 Filbert Street, Chippenham, SN15 1FT

🏠 £359,500

A beautifully presented three bedroom detached house, offering stylish and modern accommodation, with a private, walled garden, and off-road parking, superbly positioned in a quiet cul-de-sac on the popular and newly established Birds Marsh View development.

- Modern Detached House
- Three Bedrooms
- Principal Bedroom with En-suite Shower Room
- Dual-Aspect Living Room
- Modern Integrated Kitchen / Diner
- Cloakroom / En-Suite / Bathroom
- Two Driveway Parking Spaces
- Well-Proportioned, Private Walled Garden
- Quiet Cul-de-sac Location
- Highly Regarded Birds Marsh Development

🏡 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 accommodation is arranged over two levels and comprises; entrance hall, spacious dual-aspect sitting room, cloakroom, and modern integrated kitchen / diner, with French doors leading out to the rear garden patio area. To the first floor are two double bedrooms, including the principal with en-suite shower room, a further single bedroom, and the family bathroom. Both the principal and main guest room benefit from fitted wardrobes.

Externally this fantastic home benefits from two off-road driveway parking spaces, and a well-proportioned, private, walled garden, which is laid predominantly to lawn with a lovely patio seating area.

#### **Situation**

The property is located on the newly established and highly regarded Birds Marsh development, and is within access of the town centre 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; D

Freehold

Mains gas, electricity, water and drainage

Gas Central Heating

EPC Rating; B

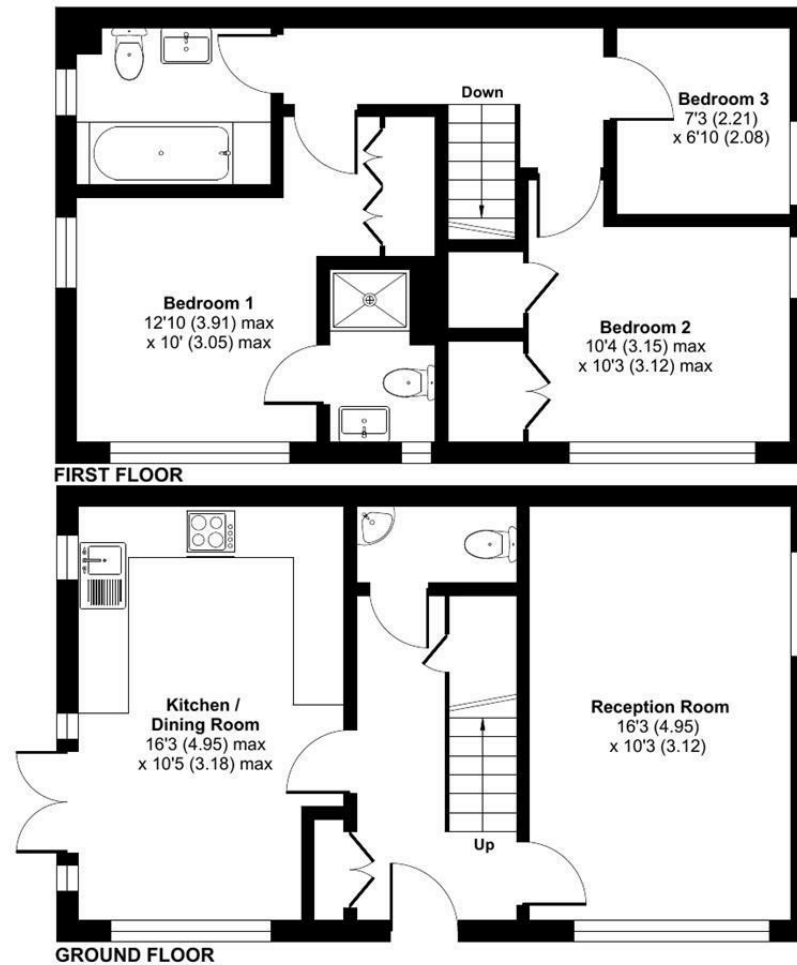
Remaining NHBC Warranty



# Filbert Street, Chippenham, SN15

Approximate Area = 920 sq ft / 85.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1154195

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