





📍 122 Derriads Lane, Chippenham, Wiltshire, SN14 0QL

🏠 £475,000

An extended four bedroom, four reception room, three bathroom, detached family home, offering spacious and versatile accommodation, perfect for modern family life, and superbly positioned on the sought after West side of Chippenham.

- Modern Detached Family Home
- Extended & Significantly Improved Accommodation
- Spacious & Flexible Living Arrangements
- Four Bedrooms
- Four Reception Rooms
- Contemporary En-Suite, Family Bathroom, Downstairs Wet Room
- Private, and Pretty Rear Garden
- Off-Road Driveway Parking
- Sought After Western Side of Chippenham
- Close to Schools & Amenities

🏡 Freehold

🏠 EPC Rating C





Superbly positioned on the sought after West side of Chippenham, is this beautifully presented four bedroom detached family home. The property has been extended and significantly improved by the current owner, creating a spacious and highly versatile home, perfectly suiting the modern demands of family life.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, cloakroom, sitting room, dining room, superb kitchen / diner, garden room, an additional reception room, and downstairs wet room, to the ground floor. On the first level are the four bedrooms, three of which are doubles, and the principal bedroom benefitting from contemporary en-suite shower room. The accommodation is completed by the family bathroom, with p-bath.

Externally the property benefits from a private, enclosed rear garden, with patio seating area, lawned area, with pretty, established borders. To the front is off-road driveway parking for multiple vehicles.

#### **Situation**

The property is located on the popular West side of Chippenham, within easy reach of 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 good choice of private schooling and Chippenham also offers excellent secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; E

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Fired Central Heating

EPC Rating; C

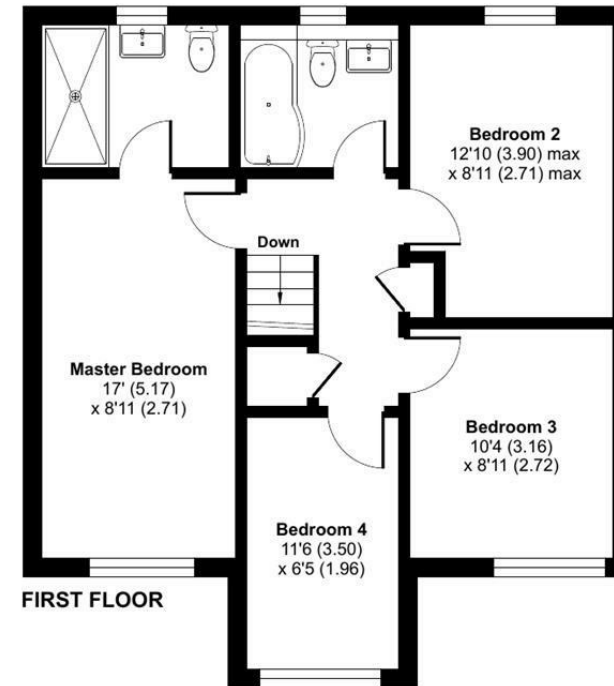
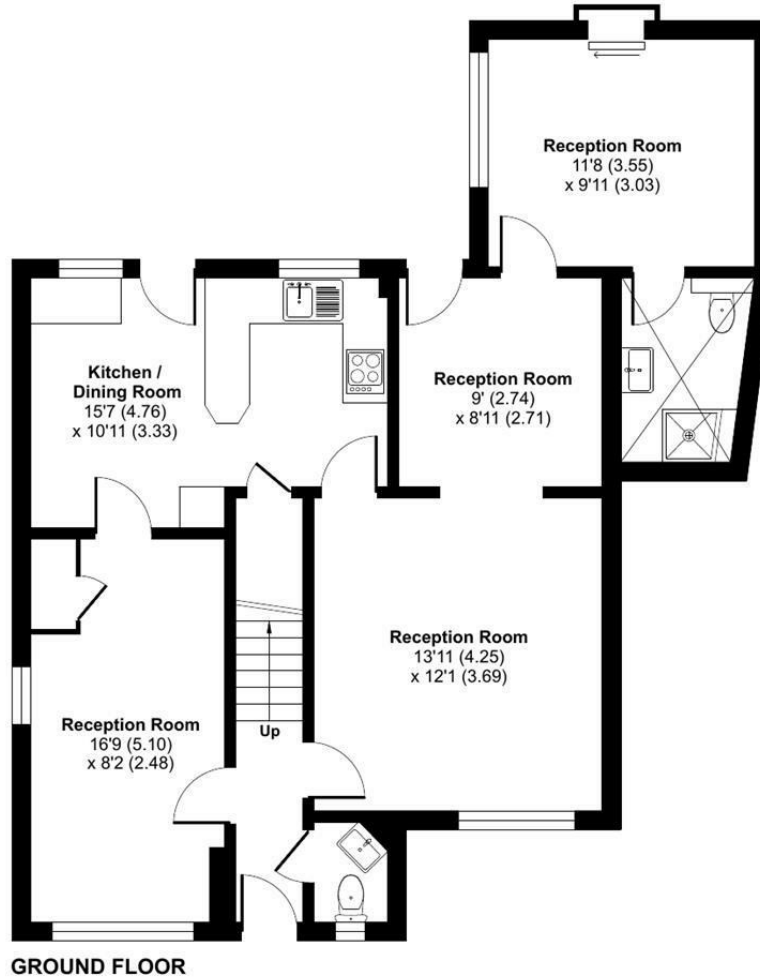




## Derriads Lane, Chippenham, SN14

Approximate Area = 1444 sq ft / 134.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Strakers. REF: 1287785

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