



📍 38 Hatherall Drive, Chippenham, SN15 1FW

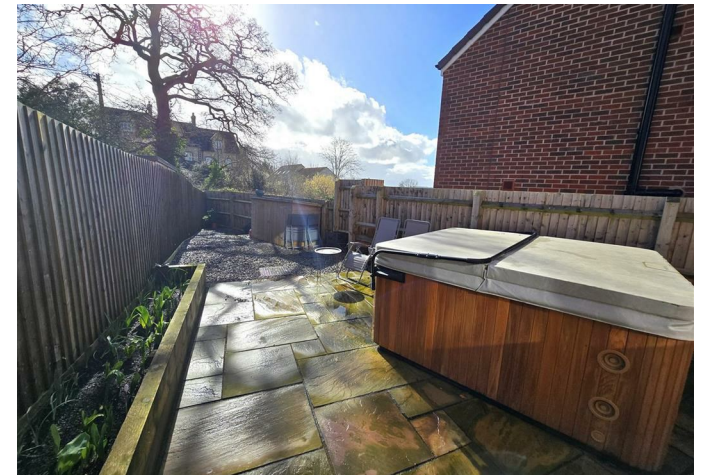
🏠 Price Guide £325,000

A beautifully-presented and much improved three bedroom semi-detached town house, with private, enclosed rear garden and off-road driveway parking, situated on the sought after Birds Marsh development.

- Modern Semi-Detached Town House
- Three Double Bedrooms
- Principal Bedrooms with En-suite
- Stylish Kitchen / Diner
- Private, Enclosed Rear Garden
- Off-Road Driveway Parking
- Remaining NHBC Warranty
- Positioned at End of Quiet Cul-De-Sac
- Popular Birds Marsh Development
- Easy Access to Chippenham Railway Station / J17 M4

🏡 Freehold

🏠 EPC Rating B



A beautifully presented three bedroom semi-detached town house, situated at the end of a quiet cul-de-sac on the newly established Birds Marsh development, offering exceptional access to both Chippenham Railway station and J17 of the M4.

The internal accommodation briefly comprises; entrance porch, sitting room, cloakroom and contemporary kitchen / diner, which provides access via French doors to the rear garden.

To the first floor are two double bedrooms and the family bathroom, with the principal bedroom and ensuite located to the second floor.

Externally the property offers a private, enclosed, low-maintenance rear garden, and off-road driveway parking.

Additional benefits include gas central heating and NHBC insurance. Despite its relatively young age, this fantastic home has been much improved by the current owners.

Situation

The property is located on the newly established and highly regarded Birds Marsh development, and is within access of the 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, Water, Electricity & Drainage

Gas Central Heating

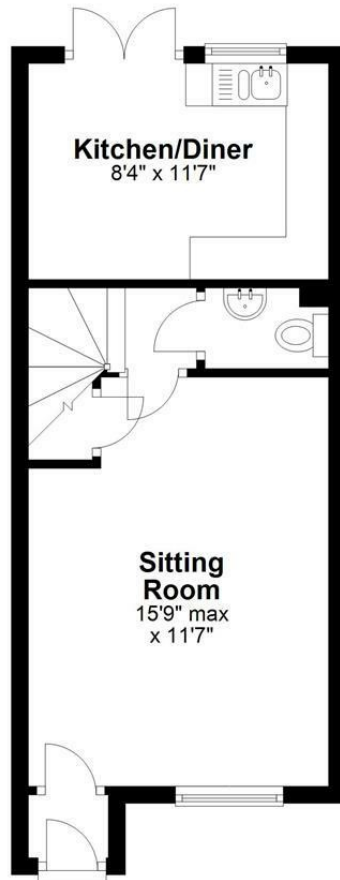
EPC Rating; B

Remaining NHBC Warranty



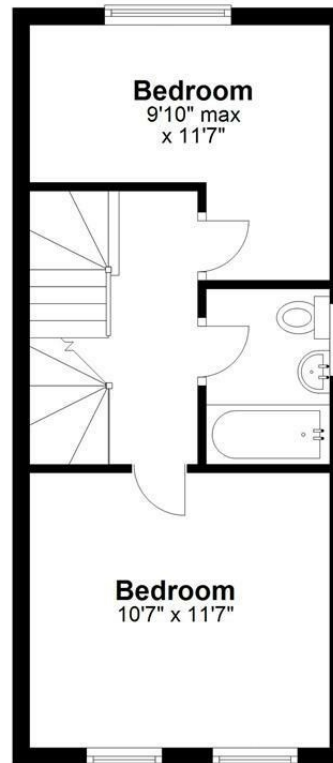
Ground Floor

Approx. 331.2 sq. feet



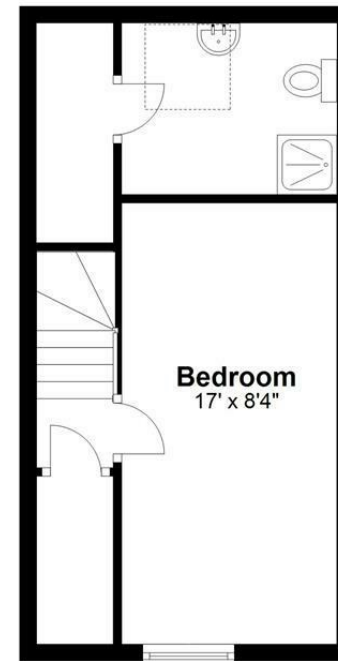
First Floor

Approx. 322.7 sq. feet



Second Floor

Approx. 277.2 sq. feet



Total area: approx. 931.1 sq. feet

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

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.