



This well presented detached three bedroom property is located within the popular residential development of Monkton Park. Offering tranquil countryside walks along with easy access to the town local amenities the property really is ideal for those wanting the best of both worlds. The accommodation is based around an entrance hall with access leading to the cloakroom, lounge, kitchen/ding room and snug. On the first floor the landing leads to the family bathroom and all three bedrooms with the main bedroom benefiting from a good size en suite. Externally the property sits within a good size established plot with well maintained front and rear gardens along with off road parking.

#### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

#### Situation - Chippenham

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

#### Accommodation

With approximate measurements the accommodation comprises:

#### Entrance Hall

Composite door to front, doors to lounge, WC, stairs to first floor landing, radiator.

#### Cloakroom

Obscured Upvc double glazed window to front, two piece suite comprising low level WC and pedestal wash hand basin with tiled splash back.

#### Lounge 3.53m x 4.27m (11'07" x 14'00")

Upvc double glazed window to front, fire place with marble effect hearth and back with wooden mantle and surround, radiator, wall lights.

#### Kitchen/Breakfast & Snug 7.14m x 4.78m (23'05" x 15'08")

Upvc double glazed windows to front and rear, two sets of Upvc double doors to rear garden, fitted kitchen offering a matching range of wall and base units, one and a half bowl stainless steel sink drainer inset to rolled edge work surfaces, part tiled, integrated electric oven and four ring gas hob with cooker hood over, space and plumbing for automatic washing machine, tumble dryer, fridge freezer, wall mounted boiler, storage cupboard, spot lighting.

#### Landing

Airing cupboard, access to roof void with ladder.

#### Bedroom One 3.56m x 3.30m (11'08" x 10'10" )

Upvc double glazed window to front, radiator, built in double wardrobes.

#### Ensuite

Obscured Upvc double glazed window to front side rear, fitted with a three piece white suite comprising shower cubicle, pedestal wash hand basin and low level WC, chrome fittings, part tiling, chrome heated towel rail, extractor fan, spot lighting.

#### Bedroom Two 2.95m x 2.69m (9'08" x 8'10")

Upvc double glazed window to rear, radiator, built in double wardrobes.

#### Bedroom Three 4.14m x 2.29m (13'07" x 7'06")

Upvc double glazed window to front and rear, radiator.

#### Bathroom

Obscured Upvc double glazed window to rear, fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin, low level w/c, part tiling, radiator, extractor fan, spot lighting.

#### Front

Mainly laid to lawn with off road parking.

#### Rear Garden

Well maintained enclosed rear garden, laid to lawn with established planting and patio area.

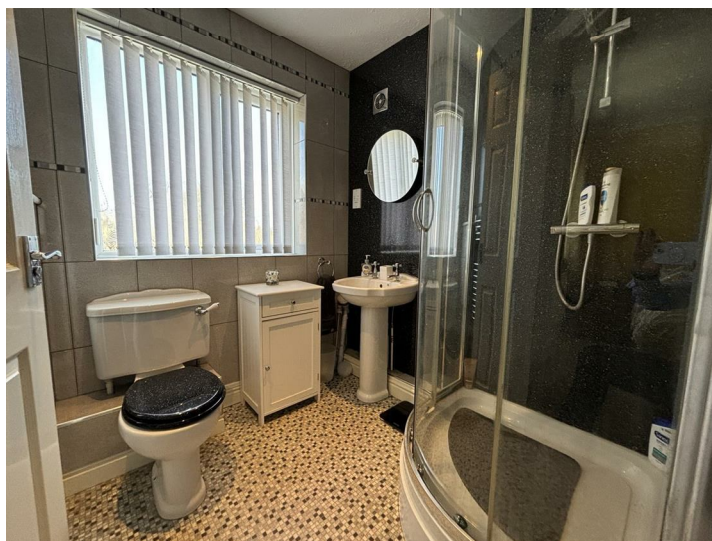
#### Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band D

Tenure - Freehold





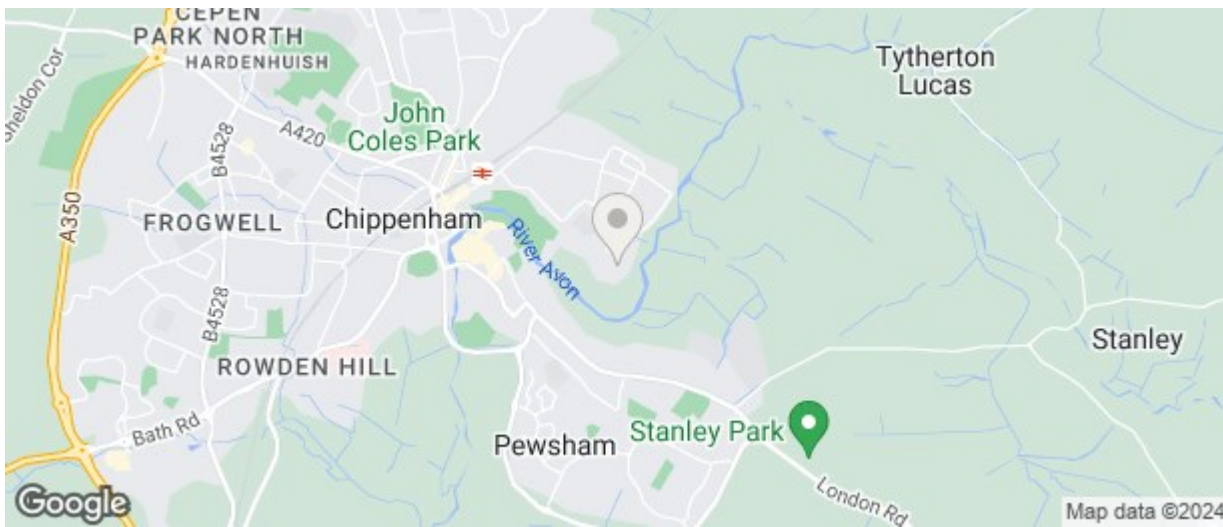
GROUND FLOOR

1ST FLOOR



3 BEDROOM DETACHED

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing