



A beautifully presented four bedroom semi-detached family home finished in February 2024 with a 10 year NHBC warranty. The property is located on the popular Birds Marsh View development which is within easy access of the M4 motorway and also conveniently located for Chippenham Town Centre. The accommodation briefly comprises; Entrance Hall, Cloakroom, Kitchen/ Breakfast Room and spacious sitting room to the Ground Floor. To the First Floor there are Three Bedrooms (two doubles) and the Family Bathroom. The Master Suite is located on the top floor comprising Master Bedroom, dressing area and en-suite shower room. Externally there is a Driveway to side leading to the large Single Detached Garage and to the rear is a fully enclosed garden laid to lawn with a patio area.

#### 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:

#### Ground Floor

##### Entrance Hall

With double glazed door to front, doors to kitchen/breakfast room, cloakroom and sitting room, stairs rising to the first floor landing, radiator.

##### Cloakroom

Fitted suite comprising; low level w/c and pedestal wash hand basin with tiled splash back, radiator.

##### Kitchen/ Breakfast Room 4.19m x 2.46m (13'9" x 8'1" )

With upvc double glazed window to front, fitted with a

matching range of wall and base units, stainless steel sink/drainер inset to work surfaces, integrated electric oven and four ring gas hob with cooker hood over, integrated dishwasher, washing machine and fridge/freezer, radiator.

##### Sitting Room 4.60m x 5.84m (15'1" x 19'2")

With upvc double glazed French doors and windows to rear, under stairs storage cupboard, radiator.

#### First Floor

##### Landing

With stairs rising from the entrance hall, further stairs to the second floor, cupboard, doors to...

##### Bedroom Two 4.39m x 2.59m (14'5" x 8'6")

With upvc double glazed window to rear, radiator.

##### Bedroom Three 3.71m x 2.59m (12'2" x 8'6")

With upvc double glazed window to front, radiator.

##### Bedroom Four 2.79m x 1.91m (9'2" x 6'3")

With upvc double glazed window to rear, radiator.

##### Bathroom

Upvc double glazed window to front, fitted with a three piece suite comprising; low level w/c, pedestal wash hand basin and panelled bath with shower over, part tiled, radiator.

#### Second Floor

##### Landing

With stairs rising from the first floor landing, door to large storage cupboard and to the master suite.

##### Master Bedroom 5.61m x 3.43m (18'5" x 11'3")

With two Velux windows to rear, radiator.

##### Dressing Area

Open to master bedroom, range of fitted wardrobes and a door to...

##### En-Suite

Upvc double glazed window to front, fitted suite comprising; shower cubicle, wash hand basin and low level w/c, radiator.

##### Externally

##### Front Garden

With steps to front door, flower border, access to driveway and gated access to rear garden.

##### Single Garage & Driveway 6.45m x 3.30m (21'2" x 10'10")

With up and over door, power & light and eaves storage. Driveway parking to front for two vehicles.

##### Rear Garden

Fully enclosed rear garden, patio area providing a great entertaining space, lawn area and gravel sitting area to rear, gated access to side.

##### Property Information

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

Wiltshire Council Tax - Band D

Tenure - Freehold

Development Service Charge - £xxxx.xx

The National House Building Council (NHBC) 10 Year Warranty valid from February 2024







GAINEY GARDENS CHIPPENHAM, SN15 1UH

TOTAL FLOOR AREA : 1248 sq.ft. (115.9 sq.m.) approx.

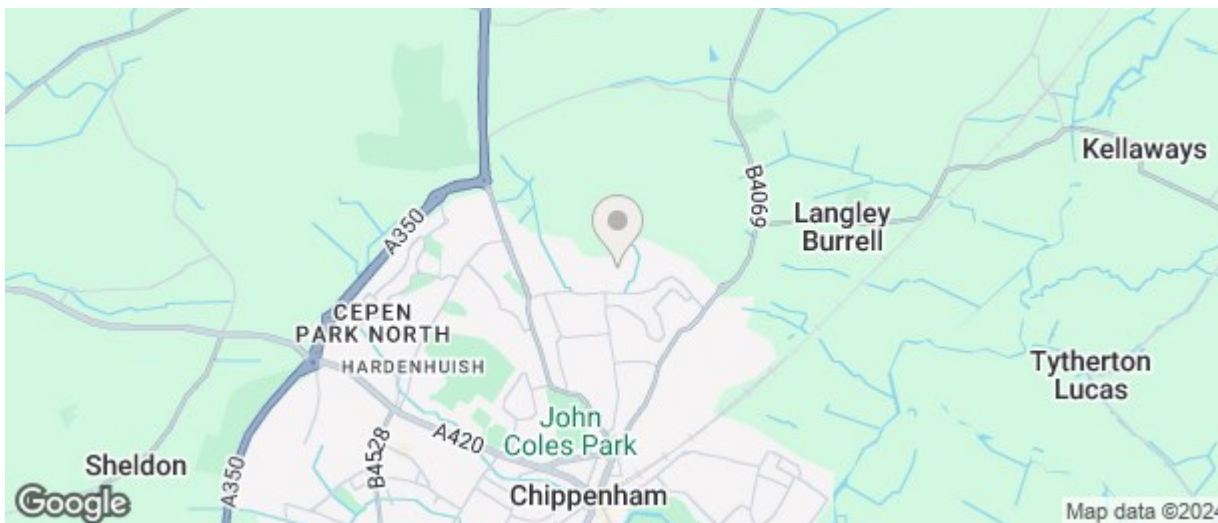
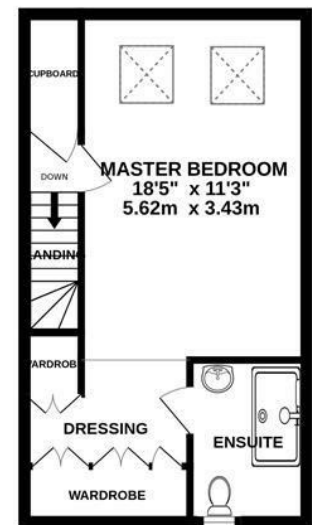
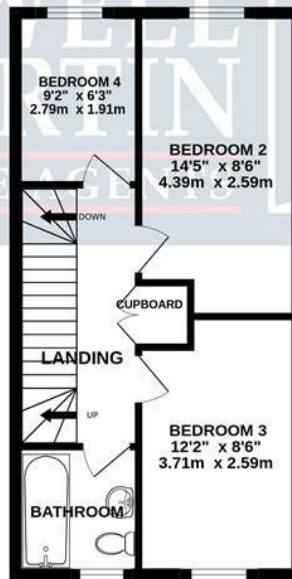
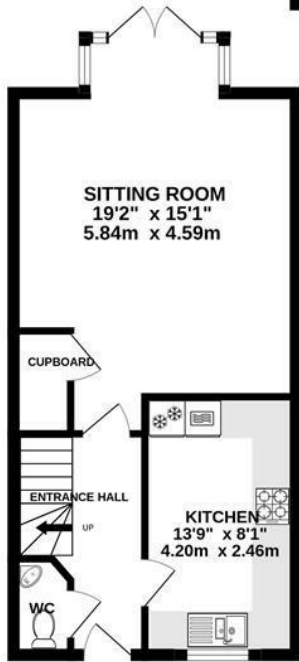
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LARGE GARAGE**  
21'2" x 10'10"  
6.45m x 3.29m

GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

2ND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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