



A well presented and modern three bedroom semi-detached home situated within a popular cul-de-sac on the Birds March View development. The accommodation briefly comprises; entrance hall, cloakroom, kitchen and sitting/dining room to the ground floor. The first floor provides; landing area, primary bedroom with en-suite, two further bedrooms and family bathroom. Externally the property benefits two driveway parking spaces to front, bin store and gated access to an enclosed garden at the rear. An internal viewing is highly recommended.

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 upvc double glazed door to front, doors to lounge, kitchen and cloakroom, carpeted stairs to the first floor landing, cupboard, radiator, vinyl flooring.

Cloakroom

Fitted with a two piece suite comprising; low level w/c and pedestal wash hand basin with tiled splash back, extractor fan, radiator, vinyl flooring.

Lounge / Dining Room 4.57m x 4.39m max (15' x 14'5" max)

With upvc double glazed French doors and side lights to rear garden, under stairs storage cupboard, door to hallway, two radiators, laminate flooring.

Kitchen 3.68m x 2.46m (12'1" x 8'1")

With upvc double glazed window to front, door to entrance hall, modern fitted kitchen offering a matching range of wall and base units, stainless steel sink drainer inset to rolled edge work surfaces with upstands, breakfast bar, integrated electric oven and four ring electric hob with cooker hood over, integrated; automatic washing machine, dishwasher and fridge freezer, wall mounted combination boiler, radiator, vinyl flooring.

First Floor

Landing

With carpeted stairs rising from the entrance hall, doors to all rooms, radiator, access to loft space (with ladder, light, insulation and part boarded).

Primary Bedroom 4.19m max x 2.59m (13'9" max x 8'6")

With upvc double glazed window to rear, radiator, carpeted flooring. Door to...

En-Suite Shower Room

Fitted with a three piece suite comprising; shower cubicle, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, radiator, extractor fan, vinyl flooring.

Second Bedroom 3.10m x 2.59m (10'2" x 8'6")

With upvc double glazed window to front, radiator, carpeted flooring.

Third Bedroom 2.69m x 1.91m (8'10" x 6'3")

With upvc double glazed window to rear, radiator, carpeted flooring.

Family Bathroom

With obscured upvc double glazed window to front, fitted with a three white suite comprising; bath with mixer shower over, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiling, radiator, extractor fan, vinyl flooring.

Externally

Front Garden & Parking

The front garden has been landscaped to offer low maintenance artificial grass, an enclosed bin store and side access gate to the rear garden. There are two block paved driveway parking spaces side by side directly to the front of the property.

Rear Garden

The enclosed rear garden is mainly level and fence enclosed, decked seating area, outside light, outside tap, raised beds and a timber shed.

Property Information

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

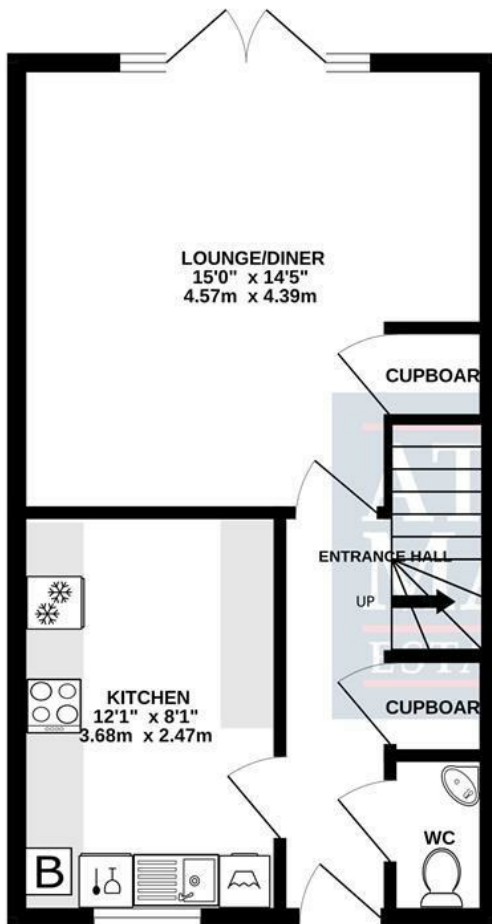
Wiltshire Council Tax - Band D

Tenure - Freehold with a Development Service Charge of £150.00 per annum

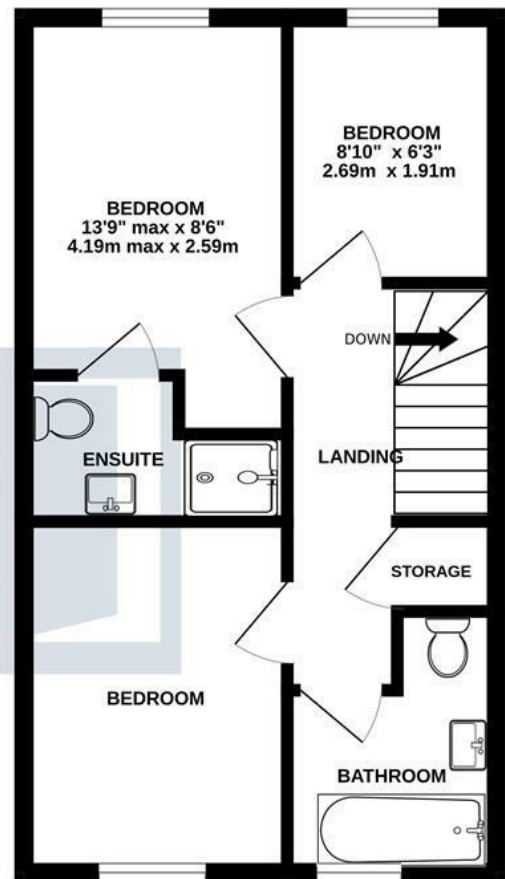




GROUND FLOOR

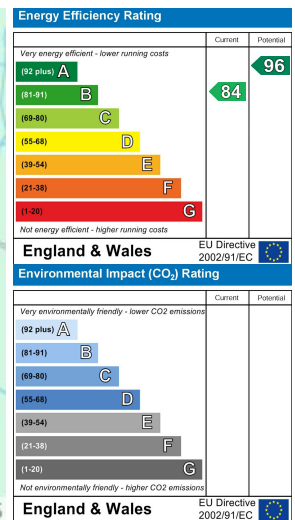
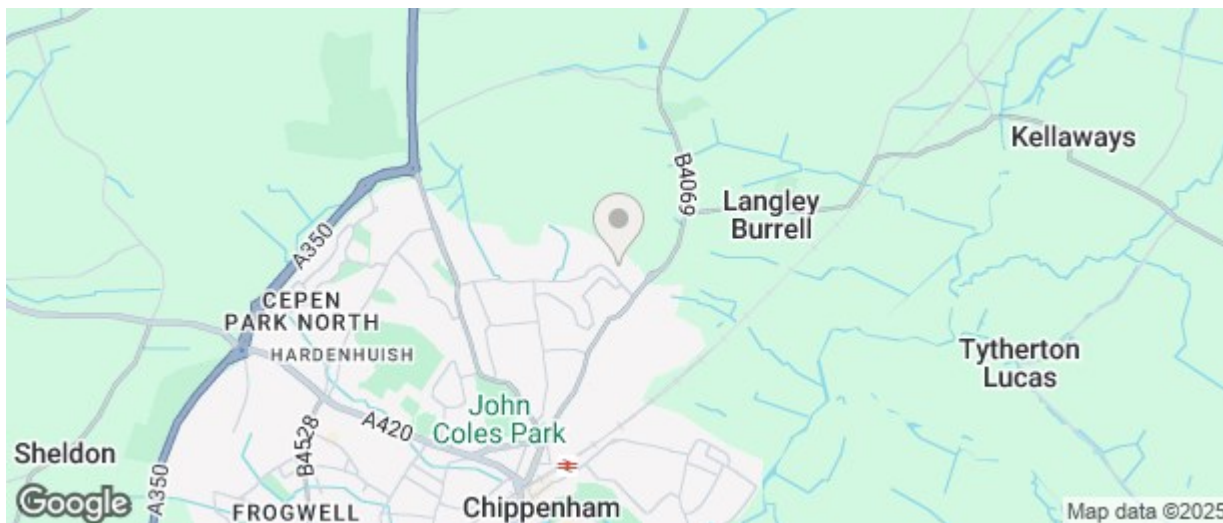


1ST FLOOR



WALNUT DRIVE CHIPPENHAM, WILTSHIRE, SN15 1FS

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