





The beautifully presented three bedroom detached is located within a popular residential part of Chippenham with local schools, shops and commuter links all within close proximity of the the property. The accommodation is based around an entrance hall with access leading to the cloakroom, stunning kitchen/breakfast area, lounge and lovely dining/family room. On the first floor the landing leads to all three bedrooms and bathroom. Externally the property benefits from well maintained front and rear gardens along with a double garage and parking. No Onward Chain.

#### 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 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

Composite door to front, doors to lounge, kitchen and WC, stairs to first floor landing, under stairs cupboards, wooden flooring, radiator.

##### Cloakroom

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

##### Kitchen/Breakfast Room 5.61m x 3.07m (18'05" x 10'01")

Upvc double glazed window to front, doors to entrance hall along with double doors to lounge and Upvc stable door to side, refitted kitchen in Feb 2024 offering a matching range of gloss wall and base units, stainless steel sink drainer inset to work surfaces, part tiled, integrated double electric oven four ring electric hob with cooker hood over, space and plumbing for automatic washing machine, built in dishwasher, space for fridge/freezer, wall mounted combination boiler, radiator, wooden flooring, spot lighting.

##### Lounge 5.79m, 2.13m x 3.45m (19'07" x 11'04")

Upvc double glazed window to rear, Upvc sliding doors to rear, gas stove with tiled hearth and wooden mantle, radiator, spot lights, wooden flooring.

##### Dining/Family Room 4.37m x 3.78m (14'04" x 12'05")

Upvc double glazed windows to side and rear, part glazed sliding french doors to rear garden, radiator, wall lights, Velux window, wall lights.

#### First Floor

##### Landing

Upvc double glazed window to side, access to loft space (ladder/insulated/light), doors to;

##### Bedroom One 3.76m x 3.07m (12'04" x 10'01")

Upvc double glazed window to side, radiator, fitted wardrobes.

##### Bedroom Two 4.04m x 2.97m (13'03" x 9'09")

Upvc double glazed window to front, radiator.

##### Bedroom Three 2.97m x 2.84m (9'09" x 9'04")

Upvc double glazed window to front, radiator.

#### Family Bathroom

Obscured Upvc double glazed window to side, refitted in June 2024 with a four piece white suite comprising bath, double shower cubicle, vanity wash hand basin, low level w/c, all with chrome fittings, splash backs, chrome heated towel rail, extractor fan, spot lighting.

#### Externally

##### Front Garden

Enclosed low maintenance front garden with access to front and side of the property.

##### Rear Garden

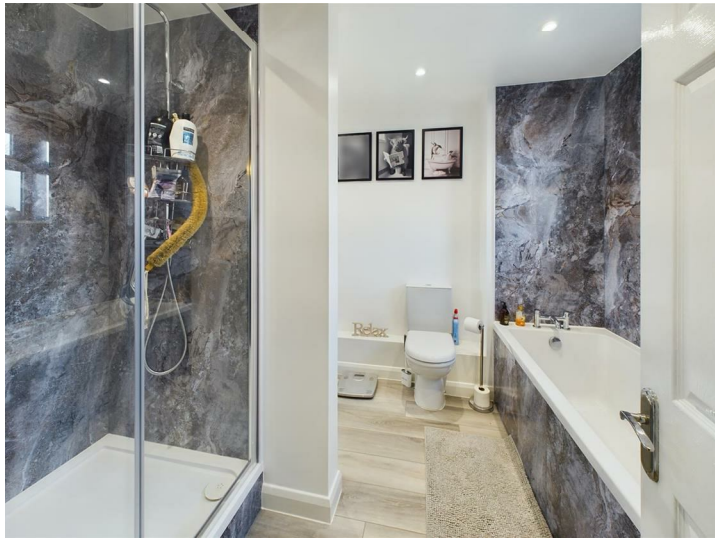
Well maintained garden with raised borders and large patio plus access to rear.

##### Detached Double Garage 5.59m x 4.67m (18'4" x 15'4")

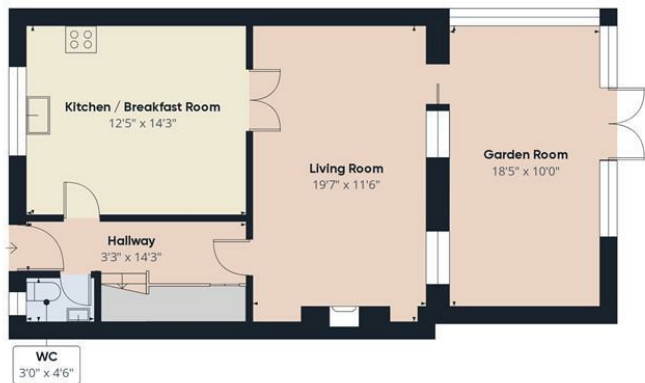
With electric roller door, personal door to rear garden, window to rear, power and light.











Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>®</sup>  
1423.19 ft<sup>2</sup>



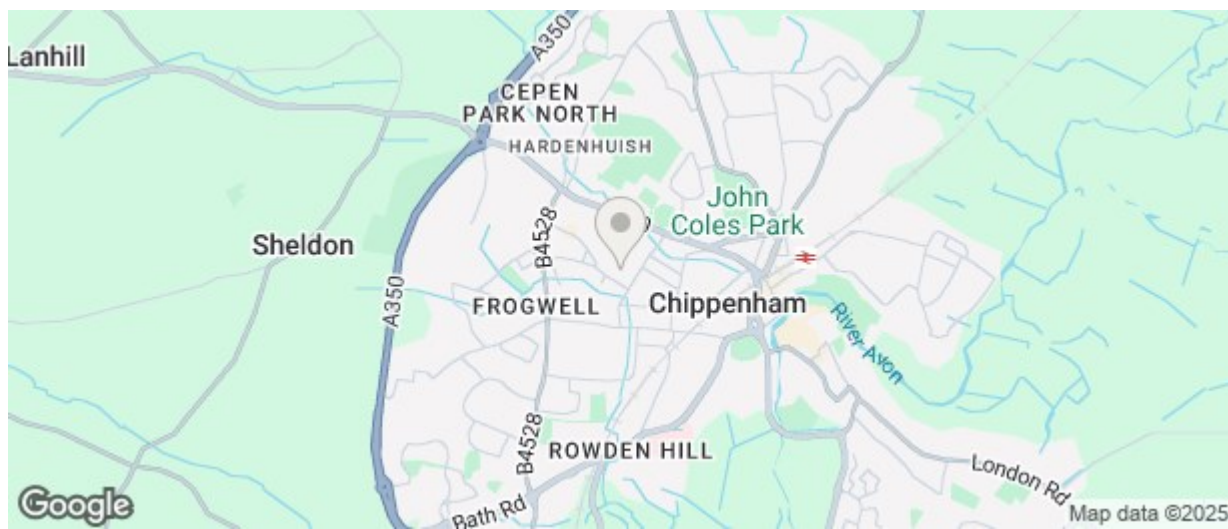
Ground Floor Building 2

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 83        |
| (81-91) B   |         |           |
| (69-80) C   | 70      |           |
| (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