



Tucked away at the end of a cul-de-sac in Gascelyn Close, Chippenham, is this impressive semi-detached house which has been extended to provide a perfect blend of space and comfort for family living. With four bedrooms, plus a versatile study, this property is ideal for those seeking both room to grow and areas to work from home.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation in the Snug and entertaining in the open plan Kitchen/Family area which serves as the heart of the home, just ideal for family gatherings, culinary adventures and it comes with a handy utility/cloakroom. The property boasts an impressive Primary Bedroom with Vaulted Ceiling, Juliette Balcony and En-Suite shower room, there is also a further bathroom, ensuring convenience for busy households.

Outside, you will find large gardens that offer a wonderful space for children to play or for hosting summer barbecues. The house overlooks a large green area to front, providing a picturesque view and a sense of openness.

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

Gascelyn Close, Chippenham SN14 0QN is located on the western side of town and is popular with families & commuters. A host of amenities including shops and schools are a short walk away and commuter links easy to reach. Built around the village "Green" theme the property faces a large open space with mature trees and a play park, ideal for dog walks and children playing. 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.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating, Open Fire to the living area and Underfloor heating to the kitchen area

Wiltshire Council Tax - Band C with an improvement indicator

Tenure - Freehold







Ground Floor



Floor 1

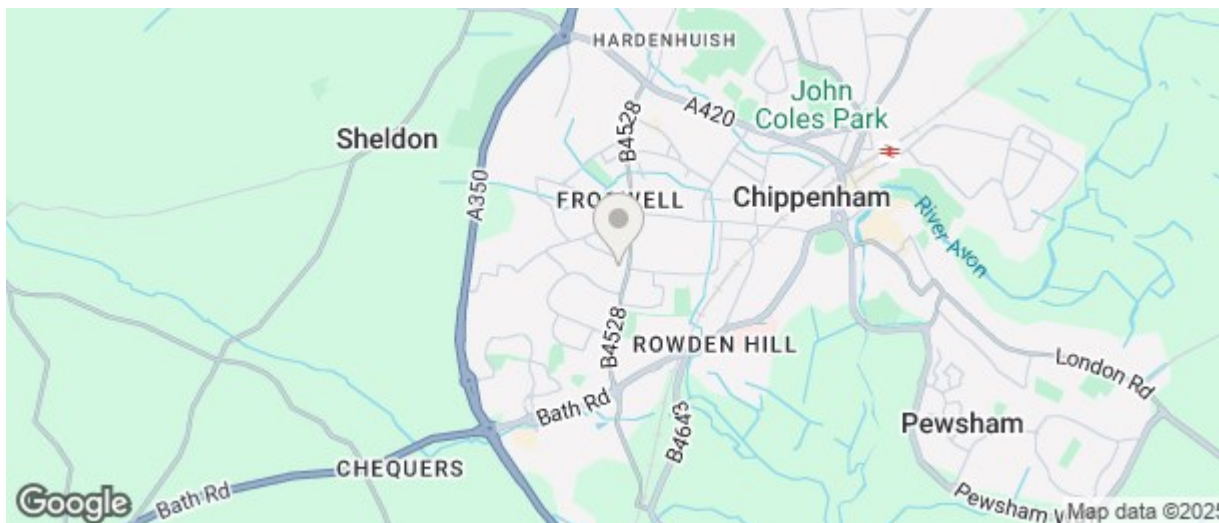
Approximate total area[®]
1656.11 ft²

(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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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