





Nestled in the desirable cul-de-sac of Avonmead, Monkton Park, this modern detached house offers a perfect blend of comfort and style. Built around 1960, this extended and much improved three-bedroom home is ideal for families and commuters seeking an ideal home for entertaining and convenience.

Upon entering the hallway, you are greeted by two reception rooms, the sitting room for cozy nights in and the study for home working or an extra bedroom if required. The open plan kitchen and dining room is a highlight of the property, designed for both functionality and social gatherings. Additionally, a snug, utility room and cloakroom enhance the practicality of the downstairs living space.

The first floor provides, landing area, three bedrooms and family bathroom. Externally, the property benefits from front and an enclosed garden to rear. There is driveway parking for several vehicles, along with an attached garage, making it easy to accommodate family and guests.

### Situation - Monkton Park

Monkton Park is a small community centrally located within Chippenham with a diverse mix of properties suitable for all types of buyers. From the beautiful Monkton House a grand old c1757 manor from which the area gained its name, to 1960s properties to 2007 eco homes and everything else in-between; Monkton Park has something for everyone. You are able to walk into town and access all amenities including the towns mainline rail links to London (Paddington), there are good schools, parks, walks and the River Avon to name just a few of the delights available to those who live here.

### Accommodation

With approximate measurements, the accommodation comprises:

#### Ground Floor

##### Entrance Hall

With upvc double glazed window and door to front, under stairs cupboard, carpeted stairs, doors to:

##### Sitting Room

With upvc double glazed window to front, radiator, laminate flooring, white Plantation blinds.

##### Study

With upvc double glazed window to front, radiator, laminate flooring, white Plantation blinds.

#### Open Plan Kitchen / Dining Room

Kitchen Area:

With upvc double glazed window to rear, door to entrance hall and open to play room & dining room. Stunning fitted kitchen offering a range of matching wall, base and display

units, one and a half bowl sink drainer inset to rolled edge work surfaces with matching upstands, breakfast bar, integrated stainless steel double oven, matching microwave and five ring gas hob with stainless steel cooker hood over, integral dishwasher, radiators, laminate flooring.

Dining Area:

Stunning Bi-Folding doors open across the rear of the property onto the patio area, three double glazed Velux windows with remote control opening and rain sensors to rear, door to utility room, laminate flooring.

##### Snug

Open to Kitchen, laminate flooring.

##### Utility

With upvc double glazed window to side, wall and base units to match kitchen, sink drainer, space and plumbing for automatic washing machine and tumble dryer, laminate flooring, door to cloakroom.

##### Cloakroom

Window to side, two piece white suite comprising low level w/c and vanity wash hand basin, laminate floor.

#### First Floor

##### Landing

Window to rear, two storage cupboards, carpeted, doors to:

##### Master Bedroom

With upvc double glazed window to front, fitted wardrobes with mirrored sliding doors, laminate flooring, white Plantation blinds.

##### Second Bedroom

With upvc double glazed window to front, large wardrobe alcove, radiator, laminate floor, white Plantation blinds.

##### Third Bedroom

With upvc double glazed window to rear, radiator, laminate floor.

##### Bathroom

Two obscured upvc double glazed windows to rear, refitted with a three piece white suite comprising bath with central taps and mixer shower over, vanity wash hand basin, low level w/c, all with chrome fittings, fully tiled, radiator.

#### Externally

##### Front Garden

With a sweeping gravelled drive to front and large lawn, gated side access, mature planting.

##### Rear Garden

With large lawn and patio area, gated side access, level and fence enclosed, mature shrubs and trees.

##### Garage

With window to side, up and over single door to front.

#### Property Information

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

Wiltshire Council Tax - Band D

Tenure - Freehold









Ground Floor



Floor 1

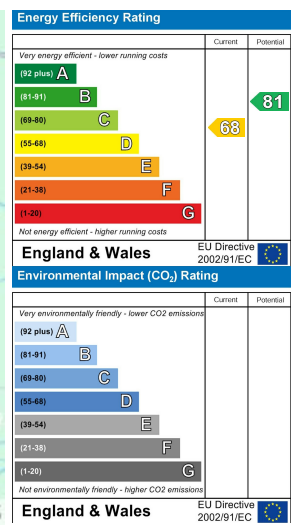
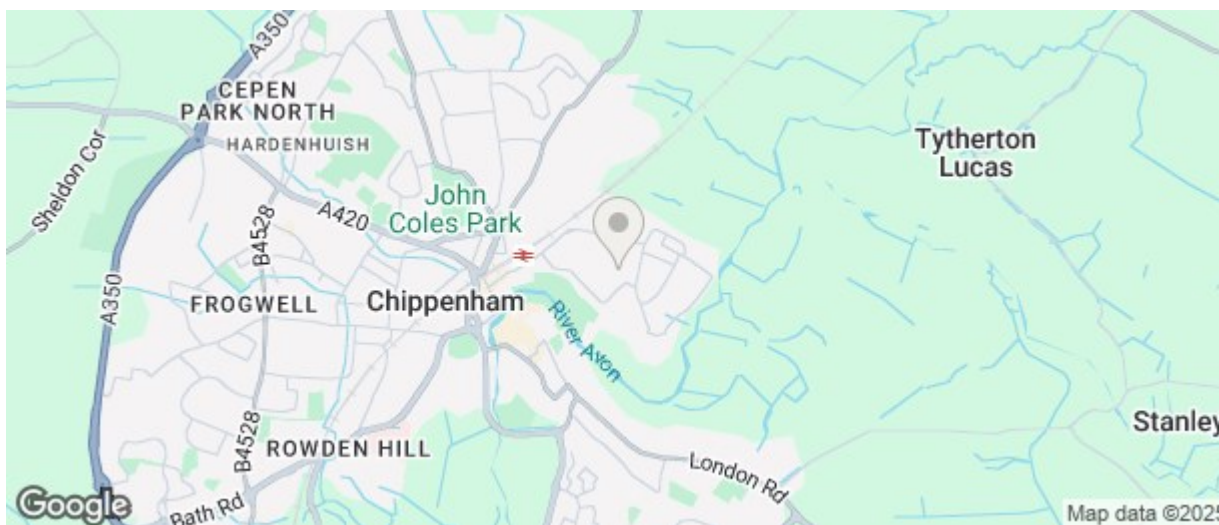
Approximate total area<sup>®</sup>  
1324.71 ft<sup>2</sup>

(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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