





Nestled in the desirable Monkton Park development of Chippenham, this well-presented three-bedroom detached house offers a perfect blend of comfort and convenience. The property boasts two inviting reception rooms, providing ample space for both relaxation and entertaining. A large conservatory at the rear enhances the living area, allowing natural light to flood in and offering a delightful view of the well-maintained rear garden.

The accommodation is spacious and thoughtfully designed, making it ideal for families with three generously sized bedrooms. The property also features two bathrooms, ensuring that morning routines run smoothly for everyone.

Parking is a breeze with a block-paved frontage that accommodates a number of vehicles, making it easy for you and your guests. The location is particularly advantageous, being close to the local train station and the vibrant town centre, which offers a variety of shops, cafes, and amenities.

This charming home is perfect for those looking to enjoy a peaceful residential area while still being within easy reach of all that Chippenham has to offer. Whether you are a first-time buyer, a growing family, or someone looking to downsize, this property is sure to meet your needs. Don't miss the opportunity to make this delightful house your new home.

## 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 - 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 bungalows 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

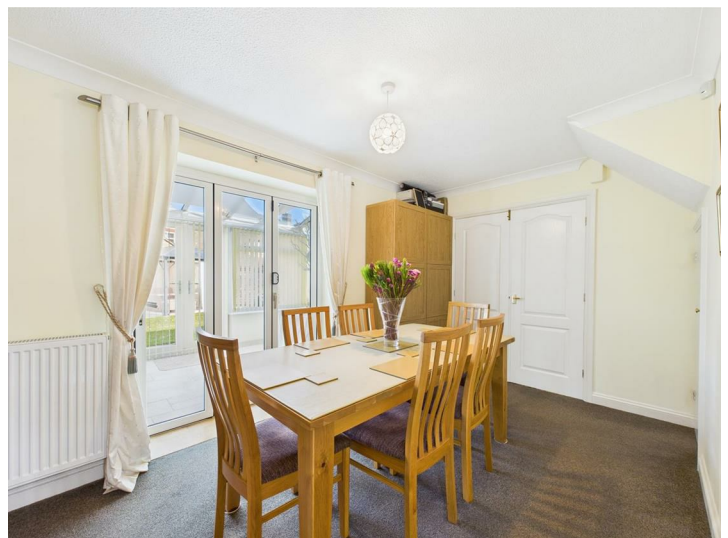
are good schools, parks, walks and the River Avon to name just a few of the delights available to those who live here.

## Property Information

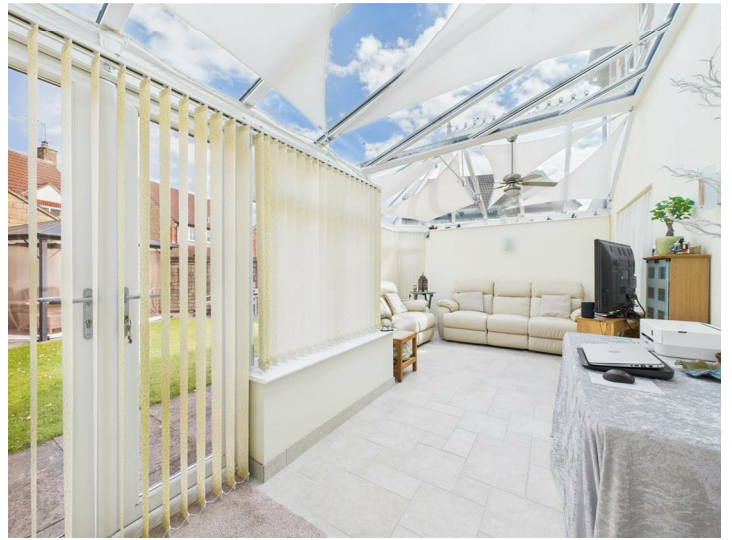
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

Tenure - Freehold











Ground Floor



Floor 1

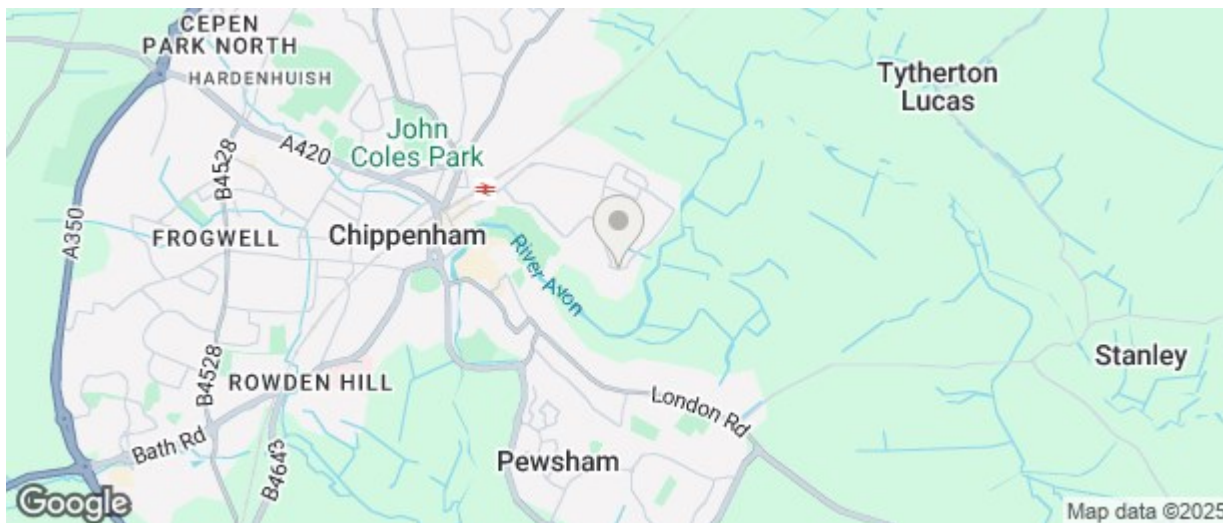
Approximate total area<sup>®</sup>  
1304.68 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(91-91) 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