



Nestled in the desirable Monkton Park Development, this spacious four-bedroom detached house on Riverside Drive, Chippenham, presents an excellent opportunity for families seeking comfort and convenience. The property boasts two well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The modern kitchen is a highlight, featuring contemporary fittings and a useful utility room that enhances practicality for daily living. The inviting conservatory overlooks the rear garden, creating a perfect spot to enjoy the natural light.

With two bathrooms, including an en suite, this home caters to the needs of a busy household, ensuring that everyone has their own space. The four generously sized bedrooms offer flexibility for family living or the option to create a home office or guest room.

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.

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

Wiltshire Council Tax - Band E

Tenure - Freehold







Ground Floor



Floor 1

Approximate total area⁽¹⁾
1334 ft²

Reduced headroom
24 ft²

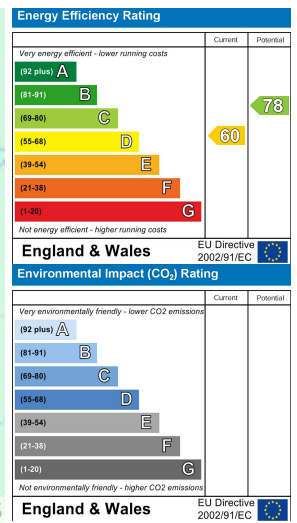
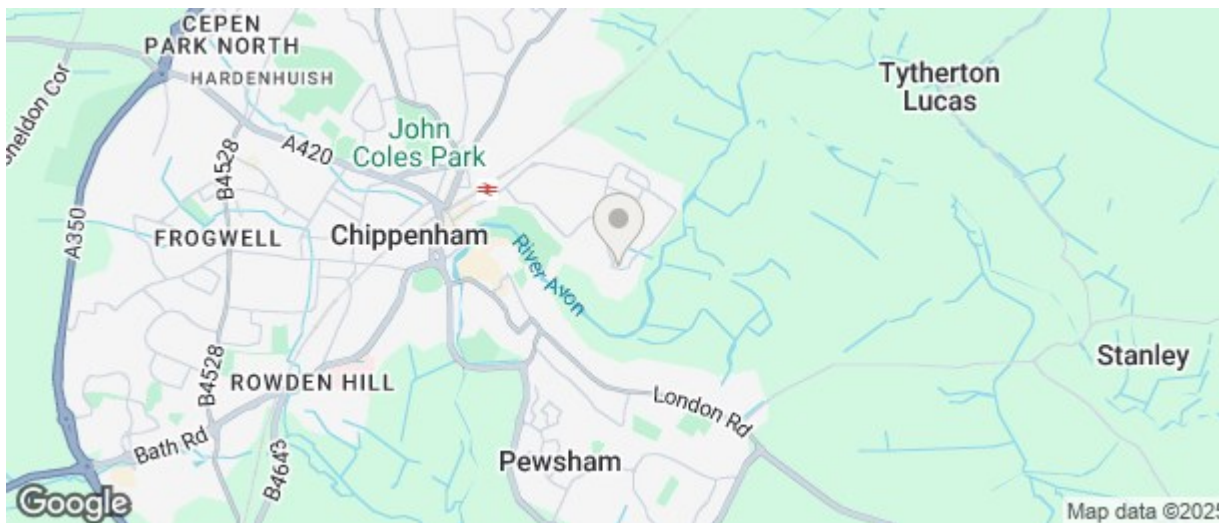
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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



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