



Delightful 3-Bedroom Detached Home in the Sought-After Area of Monkton Park

Situated on the ever-popular Eastern Avenue in the heart of Monkton Park, this charming detached home offers the perfect blend of space, comfort, and convenience. With NO ONWARD CHAIN it's an ideal choice for families, professionals, or those seeking room to grow.

Inside, the property boasts three well-proportioned bedrooms, each with fitted wardrobes, and a private en-suite to the primary bedroom. A modern family bathroom and a downstairs cloakroom complete the accommodation. The ground floor offers two spacious reception rooms, perfect for relaxing or entertaining, along with a well-equipped fitted kitchen and a separate utility room for added practicality.

Occupying a generous plot, the home is surrounded by beautifully maintained gardens with gated access, offering excellent outdoor space for children, pets, or gardening enthusiasts. The property also benefits from off-road

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

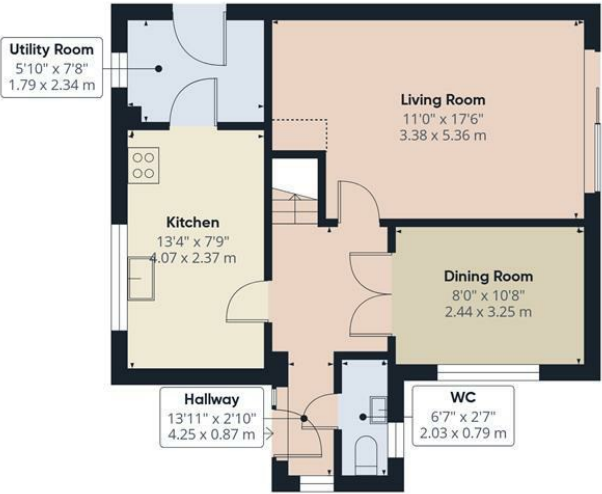
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

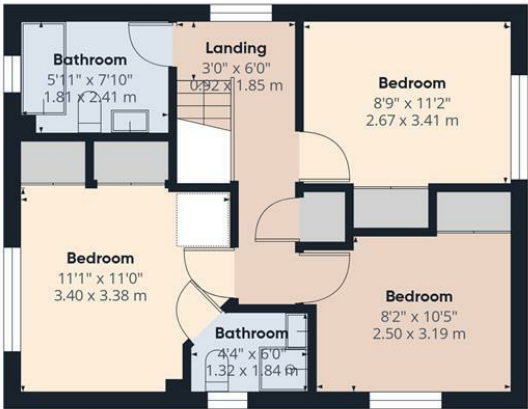
Tenure - Freehold







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1128 ft²
104.9 m²

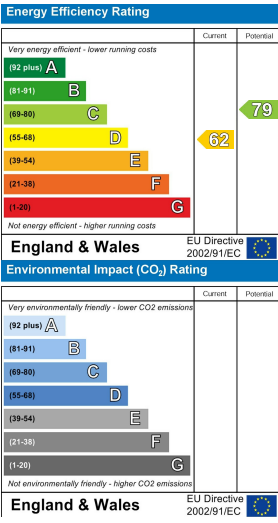
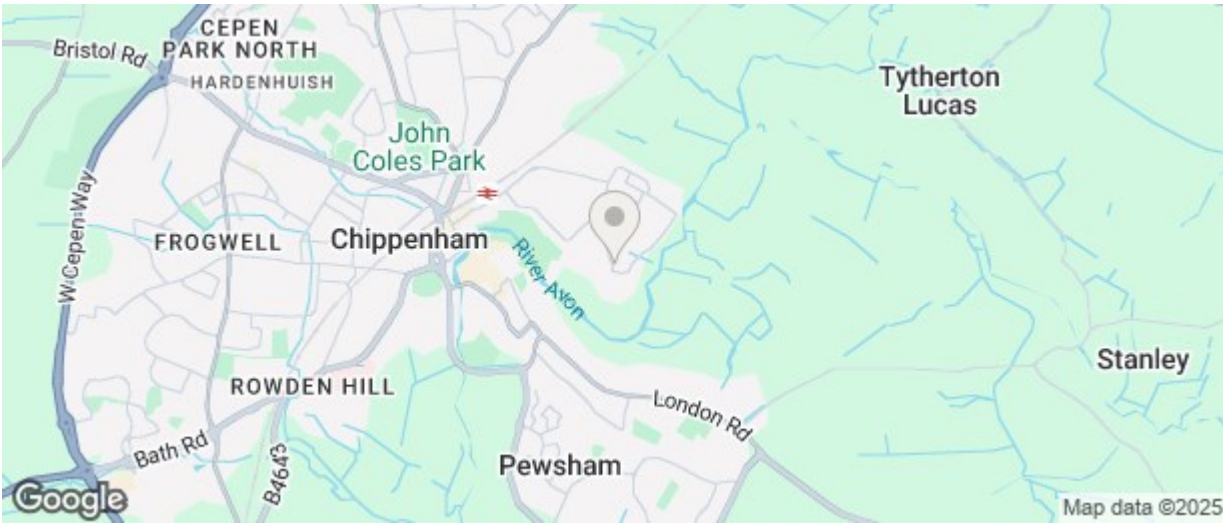
Reduced headroom
5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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