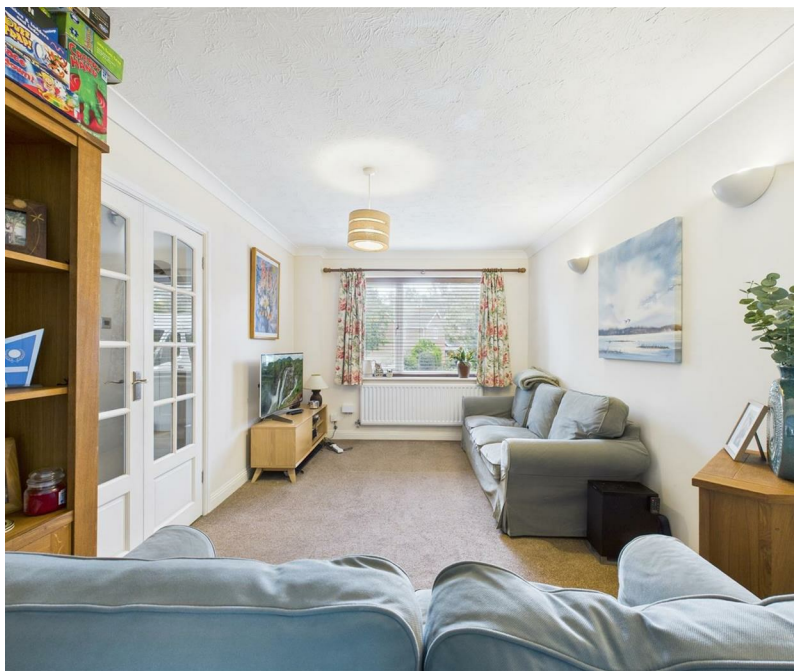




Tucked away within the highly sought-after cul-de-sac of Moss Mead, on the Western side of town. This extended four-bedroom detached home offers the perfect blend of style, space, and sophistication. Every detail has been thoughtfully designed to create a home that's as practical as it is inviting — a place where comfort meets contemporary living.

On stepping through the welcoming entrance hall the ground floor flows effortlessly, beginning with a convenient cloakroom and leading into the bright sitting room — a perfect retreat for cosy evenings. The separate dining room provides an ideal setting for family meals or entertaining guests, while the open-plan kitchen and family area truly form the heart of the home. With its sleek finishes, generous storage, and seamless connection to the light-filled conservatory, this space is perfect for modern family life.

Upstairs, you'll find four spacious bedrooms, including a luxurious primary bedroom with en-suite shower room, and a stylish family bathroom serving the remaining rooms. Whether you need space for a home office, a playroom, or a guest suite, this home adapts effortlessly to your lifestyle.

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

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, Electric Gas Central Heating

Wiltshire Council Tax - Band D

Tenure - Freehold







Ground Floor



First Floor

Approximate total area⁽¹⁾

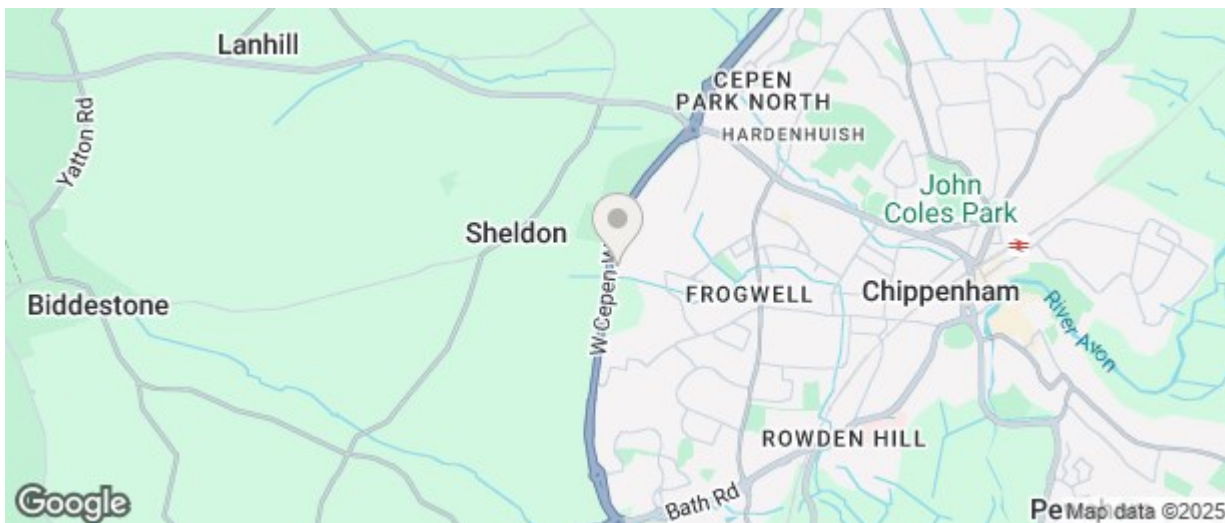
1372 ft²

127.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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