



26 Wheatfield Avenue, Chippenham, SN14 0FX

£585,000

A beautifully presented four-bedroom detached family home with a south-facing garden, two en-suites, two dressing rooms/home office/nursery, garage and driveway, offered to the market with no onward chain. Built in 2021 and still benefiting from approximately six years remaining of the NHBC warranty, this impressive home offers spacious accommodation over three floors, making it ideal for growing families or those needing flexible work-from-home space. The heart of the home is the bright and contemporary kitchen/dining room, complemented by a separate living room, study, utility room and cloakroom. Upstairs are four generous bedrooms, including two with en-suite shower rooms and two dedicated dressing rooms which could also be used as home offices or nurseries. Outside, the property enjoys a good size south-facing rear garden, perfect for entertaining and family life, together with a detached garage and driveway providing parking for three or more vehicles. Situated on the popular western side of Chippenham, the property offers excellent access to the M4 (Junction 17), highly regarded schools, local amenities and Chippenham railway station with direct services to London Paddington.

Entrance Hallway



Front door leads into hallway with staircase to first floor, 'Amtico' flooring.

Cloakroom

W.C, hand basin, radiator.

Living Room



Double glazed window to front, double glazed French doors to garden, two radiators.



Kitchen / Diner



Double glazed window to front, 'Amtico' flooring double glazed French doors to garden, granite work tops with a range of cupboards and drawers, inset sink unit, inset AEG gas glass hob with AEG glass chimney hood and fitted electric oven, Zanussi integrated fridge/freezer, integrated AEG washing machine two radiators.



Utility Room

Door to garden, granite work top with cupboard under, wall mounted gas boiler, under stairs cupboard.

First Floor

Landing

Doors to bedrooms and bathroom, built in cupboard housing hot water tank.

Bedroom One



Double glazed window, fitted wardrobes, radiator.

Dressing Room / Study

Double glazed window, fitted wardrobes, radiator.

En Suite



Double glazed window, fully tiled shower cubicle, hand basin with drawers under, W.C.

Bedroom Two



Double glazed window, fitted wardrobes, radiator.

Bedroom Three



Double glazed window, radiator.

Family Bathroom



Double glazed window, panelled bath, hand basin with cupboard under, W.C, radiator.

Second Floor

Landing



Velux Window, fitted dressing table.

Bedroom Four



Double glazed window and Velux window, a range of fitted drawers, fitted cupboard, radiator.

Dressing Room



Double glazed window, a range of fitted wardrobes, access to under eaves storage via the fitted wardrobe, radiator.

Shower Room



Velux Window, fully tiled shower cubicle, W.C hand basin.

Outside

Rear



To the rear there is an enclosed South facing garden laid mainly to lawn with patio area, outside lighting and outside tap, gated side access to driveway.



Front

Path leads to the front door.

Garage & Driveway

Up and over door, power and light, space for 3+ cars.

Tenure

GOV.UK advise Freehold.

Council Tax Band

GOV.UK advise band F.

Development Charge

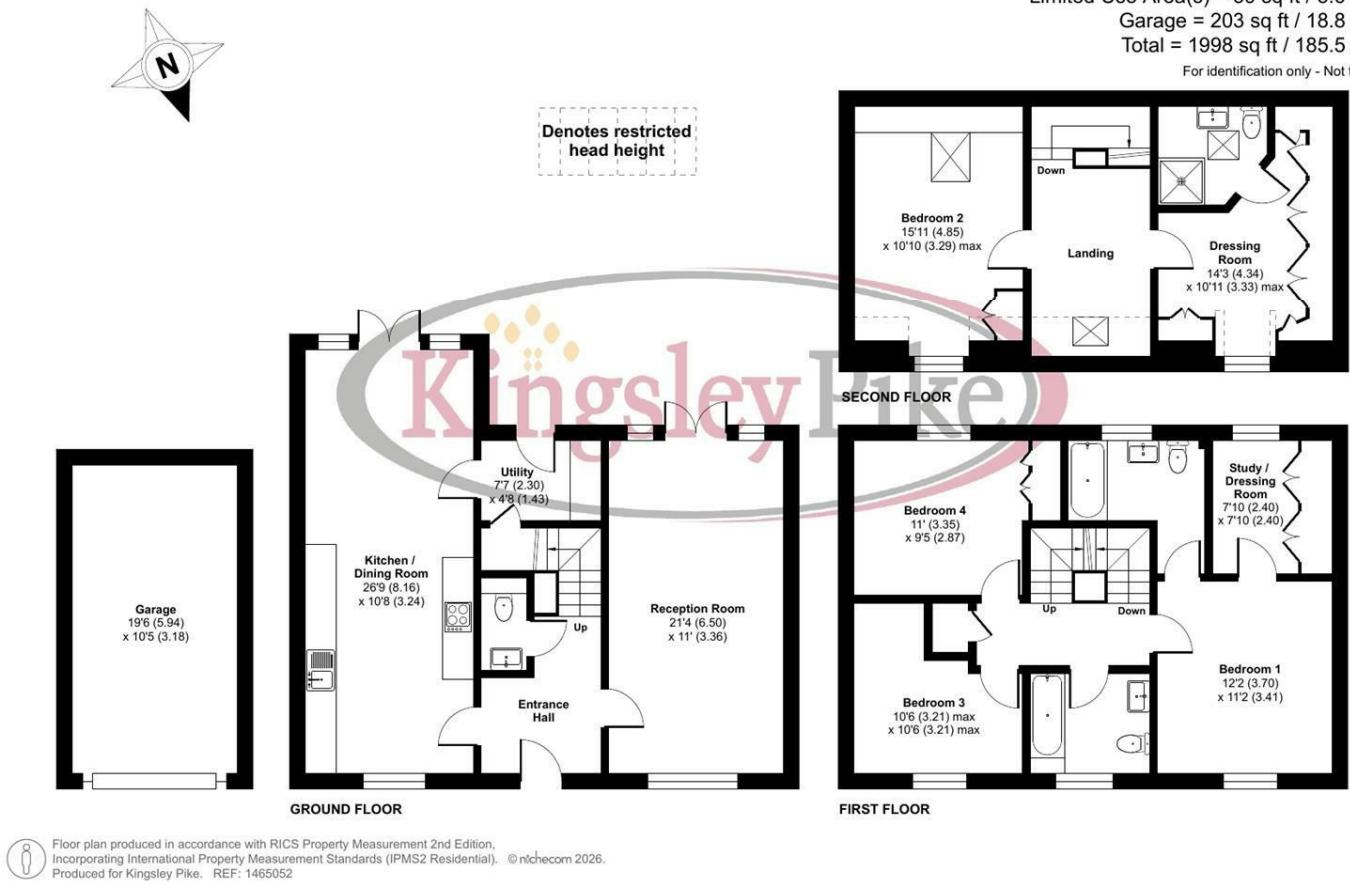
£180.00 / Year

Floor Plan

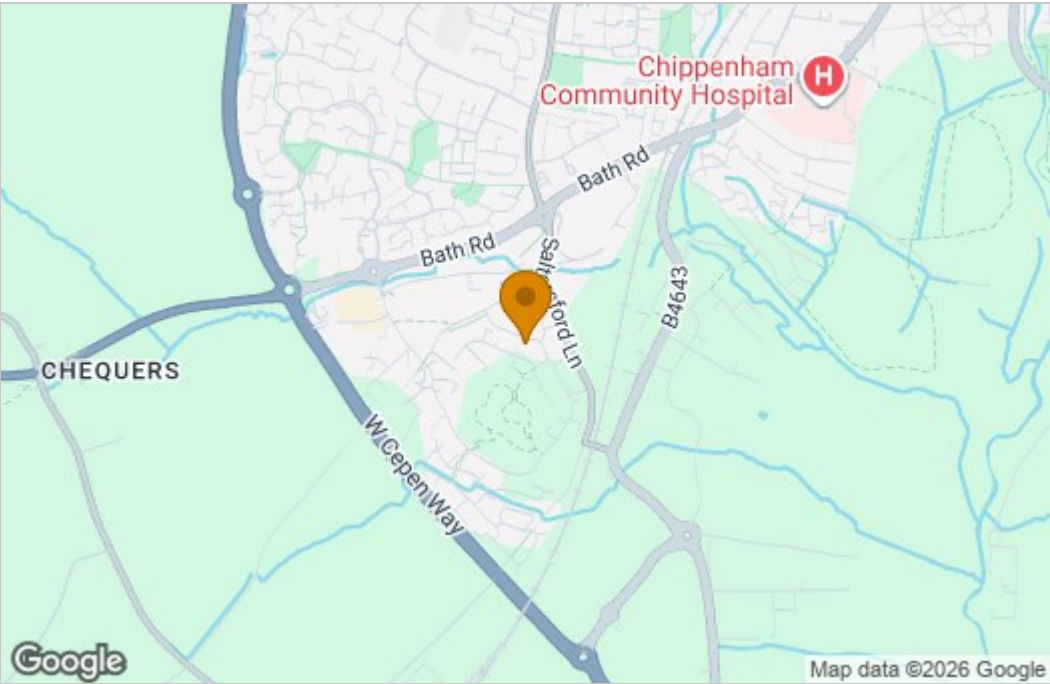
Wheatfield Avenue, Chippenham, SN14

Approximate Area = 1756 sq ft / 163.1 sq m
Limited Use Area(s) = 39 sq ft / 3.6 sq m
Garage = 203 sq ft / 18.8 sq m
Total = 1998 sq ft / 185.5 sq m

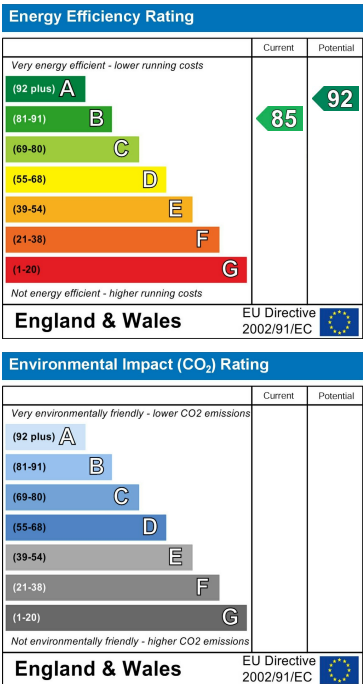
For identification only - Not to scale



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.