

Situated within the highly sought-after Birds Marsh development on the northern edge of Chippenham, this impressive modern three-bedroom semi-detached residence offers stylish, energy-efficient accommodation within a well-established and thriving community. Boasting an EPC rating of B, the property delivers excellent energy performance, contributing to reduced running costs and enhanced sustainability.

The property is immaculately presented throughout and offers well-proportioned, thoughtfully arranged living space. The ground floor comprises a welcoming entrance hallway, a contemporary kitchen/dining room ideally suited to both everyday family living and entertaining, and a bright, comfortable sitting room with generous natural light. To the first floor are three well-sized bedrooms, including a principal bedroom with en-suite facilities, in addition to a modern family bathroom and separate WC.

Externally, the home benefits from a private and enclosed rear garden, providing an excellent space for families, recreation, and outdoor entertaining. A driveway offers off-street parking.

The property enjoys a prime position within a vibrant and expanding community, surrounded by open green spaces, children's play areas, and attractive walking routes, including Birds Marsh Woods, ideal for those who appreciate outdoor pursuits. With Onward Chain in Place an internal viewing is highly recommended.

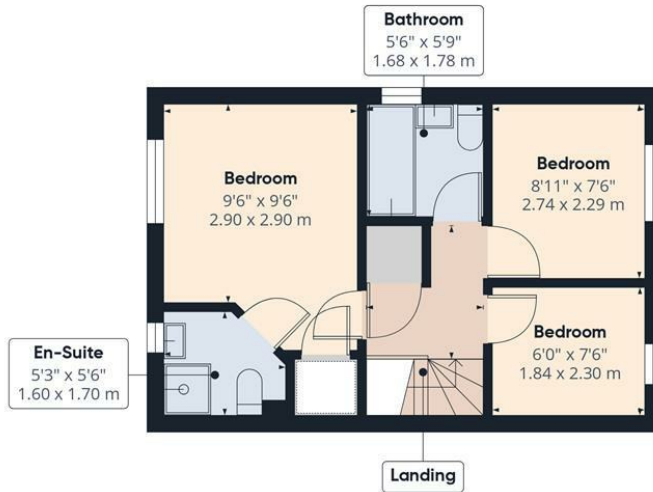
- Situated within the highly sought-after Birds Marsh development on the northern edge of Chippenham
- Impressive EPC rating of B, offering excellent energy efficiency and lower running costs
- Spacious and thoughtfully arranged accommodation
- Bright and comfortable sitting room with excellent natural light
- Private and enclosed rear garden, Driveway providing off-street parking
- Modern three-bedroom semi-detached family home
- Beautifully presented and well maintained throughout
- Contemporary kitchen/dining room ideal for family living and entertaining
- Principal bedroom with en-suite, plus modern family bathroom and separate WC
- ONWARD CHAIN in PLACE. An Internal viewing is highly recommended







Ground Floor



First Floor



Approximate total area⁽¹⁾

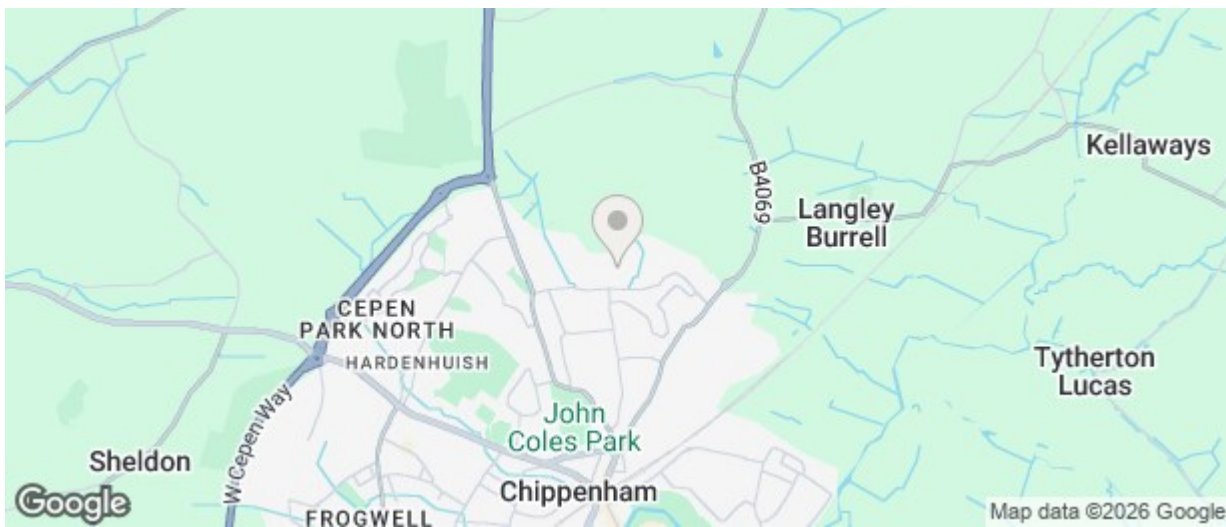
687 ft²

63.9 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		84
(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 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