



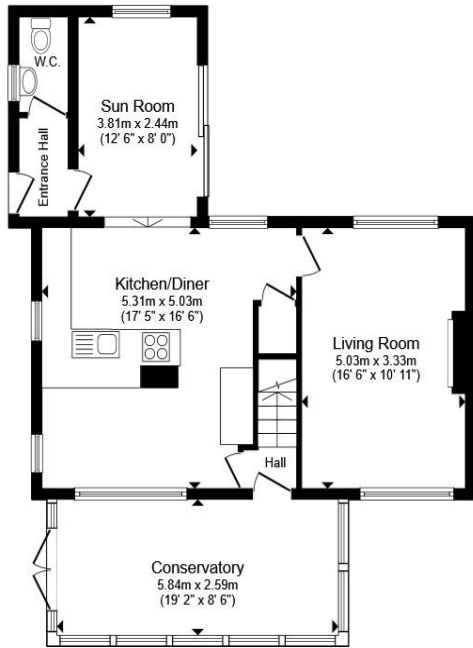
**Clarkes Leaze, Yatton Keynell, Chippenham, SN14 7BT**

**welcome to**

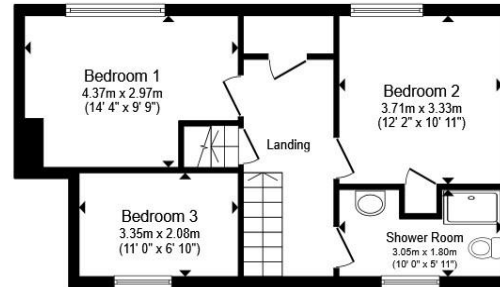
**Clarkes Leaze, Yatton Keynell, Chippenham**

A spacious three bedroom semi-detached home in a sought-after village, offering bright and versatile living spaces throughout, a modern kitchen/diner, sun room and conservatory. Externally Clarkes Leaze offers a generous and mature garden, driveway and garage. A must see property!

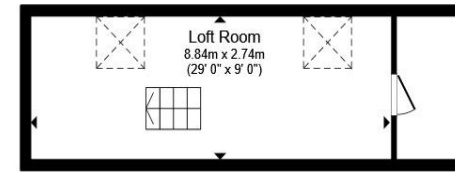




**Ground Floor**



**First Floor**



**Second Floor**

- Entrance Hall**
- Cloakroom**
- Sun Room**  
12' 6" x 8' ( 3.81m x 2.44m )
- Kitchen/Diner**  
17' 5" x 16' 6" ( 5.31m x 5.03m )
- Living Room**  
16' 6" x 10' 11" ( 5.03m x 3.33m )
- Conservatory**  
19' 2" x 8' 6" ( 5.84m x 2.59m )
- First Floor Landing**
- Bedroom One**  
14' 4" x 9' 9" ( 4.37m x 2.97m )
- Bedroom Two**  
12' 2" x 10' 11" ( 3.71m x 3.33m )
- Bedroom Three**  
11' x 6' 10" ( 3.35m x 2.08m )
- Shower Room**
- Loft Room**  
29' x 9' ( 8.84m x 2.74m )
- Garden**
- Garage**
- Driveway Parking**

Total floor area 143.9 m<sup>2</sup> (1,549 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Clarkes Leaze, Yatton Keynell Chippenham

- Three Bedroom Semi-Detached Home
- Generous Mature Garden
- Bright & Versatile Accommodation Throughout
- Garage & Driveway Parking
- Situated in a Sought After Village Location

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

guide price

**£390,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CHP111655](https://www.allenandharris.co.uk/Property/CHP111655)



Property Ref:  
CHP111655 - 0002

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