



📍 17 Wheatfield Avenue, Chippenham, SN14 0FX

🏠 Price Guide £275,000

Located on the sought-after Hilltop View development on the south-west side of Chippenham, this modern two double bedroom home, built in 2021, offers contemporary living with the added benefit of two allocated off-street parking spaces.

- Popular Hilltop View Residential Development on the South-West Side of Chippenham
- Stylish Two Double Bedroom Home Built in 2021
- Spacious Sitting Room Ideal for Relaxation
- Contemporary Fitted Kitchen with Integrated Fridge/Freezer and Dishwasher
- Two Well-Proportioned Double Bedrooms
- Principal Bedroom With En-Suite Shower Room
- Enclosed Rear Garden With Rear Gated Access
- Close to Local Amenities
- Great Access to Commuter Links

🏠 Freehold

🏠 EPC Rating B



Situated on the popular Hilltop View residential development on the south/west side of Chippenham is this stylish two double bedroom home with two allocated off street parking spaces built in 2021.

The property opens into a welcoming entrance hall, leading through to a spacious sitting room ideal for relaxation. To the rear, the contemporary fitted kitchen features integrated fridge/freezer and dishwasher plus patio doors opening onto the garden, creating a bright and sociable space. The kitchen also benefits from a useful utility area, while a downstairs cloakroom completes the ground floor accommodation.

Upstairs, the first floor comprises two well-proportioned bedrooms, with the principal bedroom enjoying the advantage of an en-suite shower room. A modern family bathroom serves the remaining bedroom.

Externally, the property boasts an enclosed rear garden with gated access, a generous patio area ideal for outdoor entertaining.

A particular highlight of the home is the off-road parking, with two side-by-side spaces located directly to the front of the property, offering excellent convenience for commuters and visitors alike.

#### **Situation**

Hilltop Park is a new development which is well placed on the South Western side of Chippenham with access to the A4, A420 and the M4 motorway thus offering good motor commuting to the larger centres of Bath, Bristol, Swindon and London. The development is close to a large Sainsburys supermarket with a pharmacy along with two of the town's highly reputable senior schools are within easy reach. A more comprehensive range of amenities are to be found in the nearby town centre including a mainline railway (London-Paddington), college and sports facilities.

#### **Property Information**

Council tax band; C

Mains services

Gas fired central heating

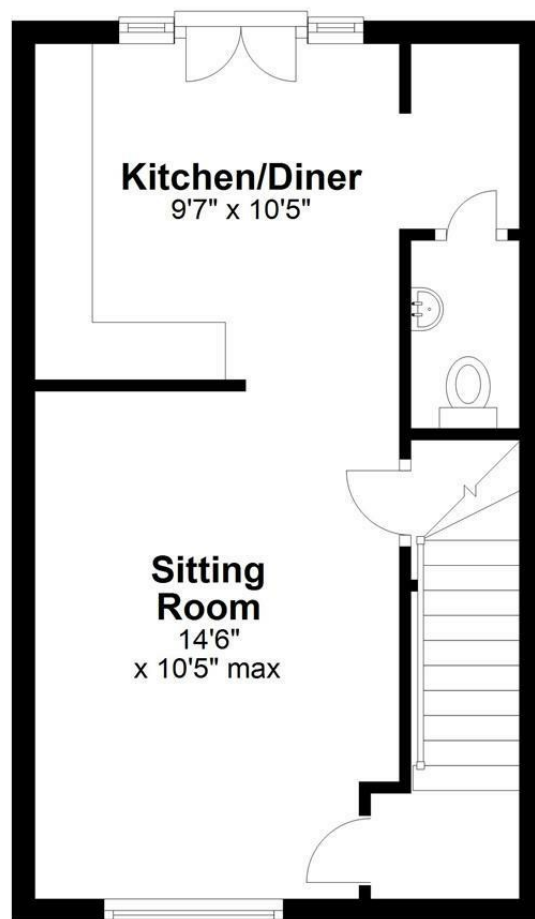
EPC rating; B

Remainder of NHBC guarantee



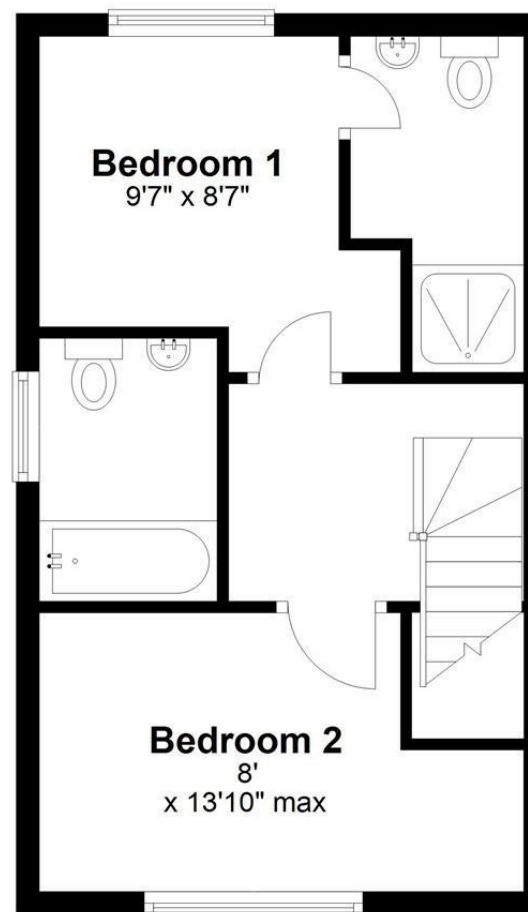
## Ground Floor

Approx. 337.8 sq. feet



## First Floor

Approx. 337.8 sq. feet



Total area: approx. 675.5 sq. feet

Disclaimer: 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.