



📍 6 Walnut Drive, Chippenham, SN15 1FS

🔗 Price Guide £315,000

An impeccably presented three-bedroom home with allocated parking, enviably located within easy reach of the town centre and mainline station whilst providing excellent access to commuter links.

- Immaculately Presented Three-Bedroom Home
- Popular Residential Development
- Generous kitchen/dining room with integrated appliances
- Principal bedroom with En-Suite Shower Room
- Spacious Sitting Room
- Two Further Well-Proportioned Bedrooms
- Enclosed Rear Garden With Patio area
- Easy Access to Mainline Train Station
- Excellent Commuter Links
- Allocated Off-Street Parking (two spaces)

🏠 Freehold

🏠 EPC Rating B



An immaculately presented three-bedroom home with allocated off-street parking, ideally located for easy access to the town centre, mainline train station, and key commuter links.

The accommodation briefly comprises an inviting entrance hall, cloakroom, sitting room, and a generously sized kitchen/dining room featuring a range of integrated appliances and direct access to the rear garden.

To the first floor is a principal bedroom with en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom.

Externally, the property benefits from two allocated parking spaces to the front, along with an enclosed rear garden featuring a patio area and convenient side access gate.

#### **Situation**

The property is located on the newly established and highly regarded Birds Marsh development, and is within access of the town centre and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

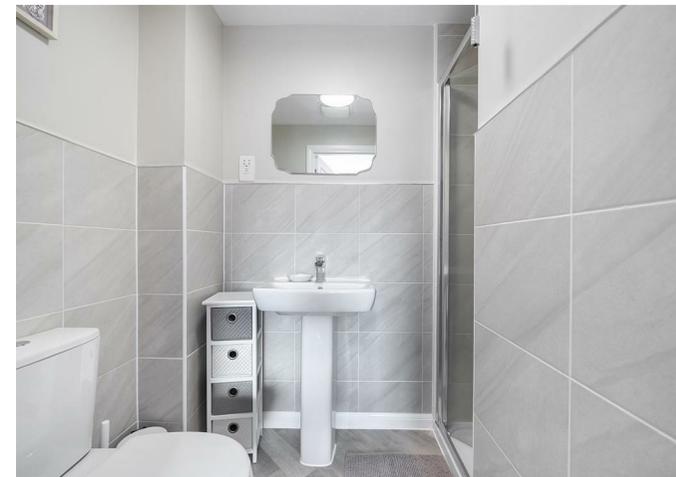
Council Tax Band; D

Freehold

Mains Services

Gas Central Heating

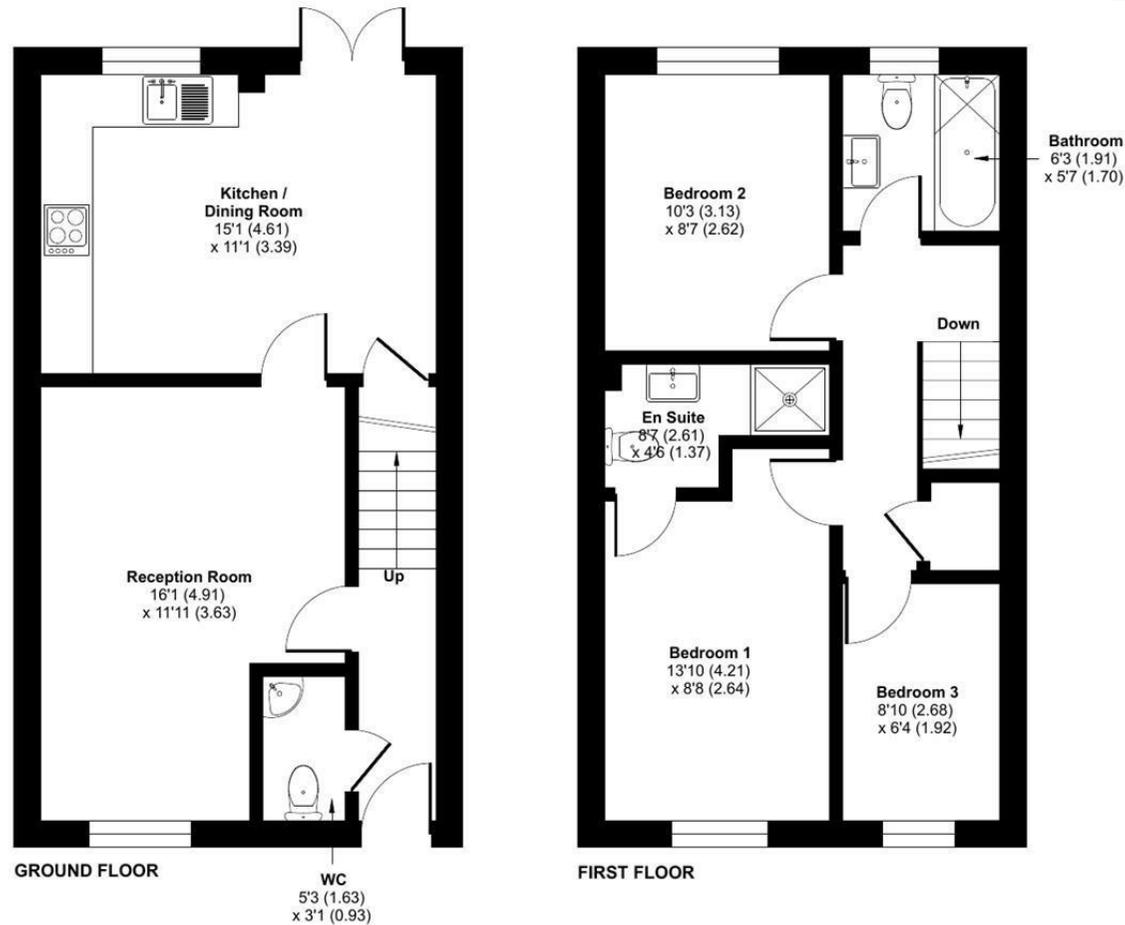
EPC Rating; B



# Walnut Drive, Chippenham, SN15

Approximate Area = 822 sq ft / 76.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1407899

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