



📍 1 Scott Grove, Chippenham, SN15 1UQ

🏠 Asking Price £375,000

Enjoying a quiet and sought-after position within the recently built Birds Marsh View development, this beautifully presented, modern double-fronted three-bedroom detached home boasts well-appointed accommodation throughout.

- Beautifully Presented, Modern Double Fronted Detached Home
- Three Bedrooms, Including Two Spacious Doubles with Fitted Wardrobes
- Quiet Position Within the Sought-After Birds Marsh View Development
- Principal Bedroom with En-Suite Shower Room
- Open-Plan Kitchen and Dining Area with French Doors to the Garden
- Generously Sized, Fully Enclosed Private Rear Garden
- Two Allocated Off-Street Parking Spaces
- Convenient Access to the Town Centre and Mainline Train Station
- Excellent Transport Links to the M4 (Junction 17)
- Well Placed for Local Amenities & Schools,

🏡 Freehold

🏠 EPC Rating B



Occupying an enviably quiet position within the recently built Birds Marsh View development, this beautifully presented modern double-fronted three-bedroom detached home offers well appointed accommodation throughout.

The ground floor features a welcoming entrance hall with two useful storage cupboards, a generously sized sitting room, and a convenient W/C. A superb open-plan kitchen and dining area provides an ideal space for both everyday living and entertaining, with French doors opening onto the enclosed garden.

Upstairs, the property offers two spacious double bedrooms, both benefiting from fitted wardrobes, with the principal bedroom enjoying its own en-suite shower room. There is also a well-proportioned single bedroom and a modern family bathroom complete with a shower over the bath.

Externally, the home benefits from two allocated off-street parking spaces and a generously sized, fully enclosed private garden, perfect for relaxing or hosting guests.

Ideally located within easy reach of the town centre's wide range of amenities and the mainline train station, the property also provides excellent access to the M4 (Junction 17), making it well suited for commuters.

#### **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



### Ground Floor

Approx. 464.8 sq. feet



### First Floor

Approx. 472.8 sq. feet



Total area: approx. 937.6 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.