



📍 9 Bull Lane, Chippenham, SN15 1UN

🏠 Price Guide £269,950

Positioned on the sought-after Birds Marsh development to the north of Chippenham, this attractive modern semi-detached home offers beautifully presented and thoughtfully arranged accommodation, together with a private enclosed rear garden and convenient side-by-side driveway parking.

- Popular Birds Marsh Development
- Well Presented Throughout
- Two Generous Double Bedrooms
- Contemporary Kitchen/Diner
- French Doors Opening onto the Rear Garden
- Contemporary Family Bathroom with Shower Over Bath
- Private Enclosed Rear Garden
- Convenient Location for Chippenham Town Centre
- Side-by-Side Driveway Parking
- Close to Chippenham Mainline Railway Station

🏡 Freehold

🏠 EPC Rating B



Situated on the popular Birds Marsh development to the north of Chippenham, this well presented modern semi-detached home offers stylish and versatile accommodation, complemented by a private enclosed rear garden and convenient side-by-side driveway parking.

The welcoming entrance porch leads into a comfortable sitting room, with a downstairs cloakroom providing additional convenience. To the rear of the property is an attractive kitchen/dining room, featuring French doors opening directly onto the enclosed rear garden. This creates a wonderful connection between the indoor and outdoor living spaces.

To the first floor are two generously proportioned double bedrooms, together with a well appointed contemporary family bathroom, complete with a shower over the bath.

Externally, the property benefits from a private enclosed rear garden, providing an ideal setting for outdoor dining, entertaining or simply relaxing. To the front, the side-by-side driveway offers convenient off-road parking.

Ideally positioned for access to Chippenham town centre and its mainline railway station, the property also benefits from excellent road connections, with Junction 17 of the M4 approximately 4 miles away.

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; c

Freehold

Mains Services

Gas Central Heating

EPC Rating; B





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