



An attractive and modern red brick semi-detached home, built in 2021, offering flexible 3/4 bedroom accommodation arranged over three floors. Ideally positioned for commuters and families alike, the property enjoys a highly convenient location within easy reach of local amenities, schools, parks, and excellent transport links.

The property is approached via a generous gravel driveway providing ample off-road parking, along with an inviting canopy porch. Inside, a welcoming entrance hall offers useful under-stairs storage and access to a versatile study/fourth bedroom, a cloakroom housing the gas-fired central heating boiler, and a well-proportioned sitting room featuring an oak balustrade staircase leading to the lower ground floor.

The lower ground floor is a standout feature of the home, showcasing a stunning open-plan kitchen/dining/family room with a vaulted ceiling and two skylights, creating a wonderfully light and airy space. The contemporary kitchen is fitted with a stylish range of units, a breakfast bar, and high-quality integrated appliances. French doors open directly onto the rear garden, while additional under-stairs storage enhances practicality.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Chippenham

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and

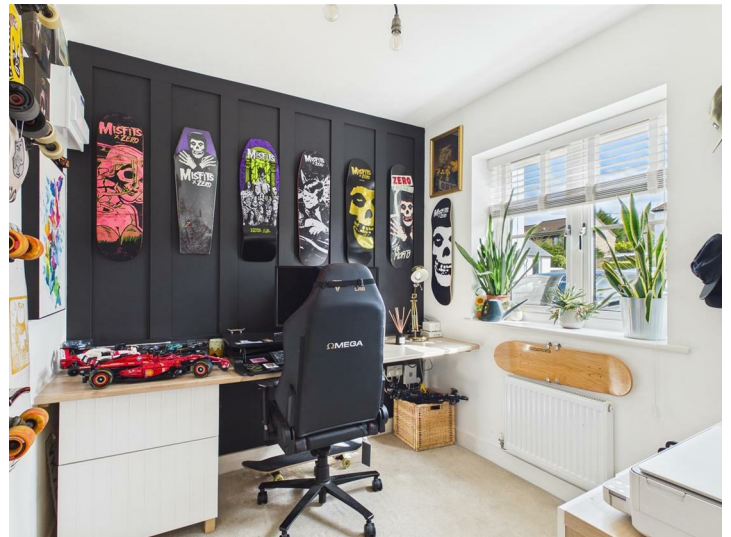
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band D

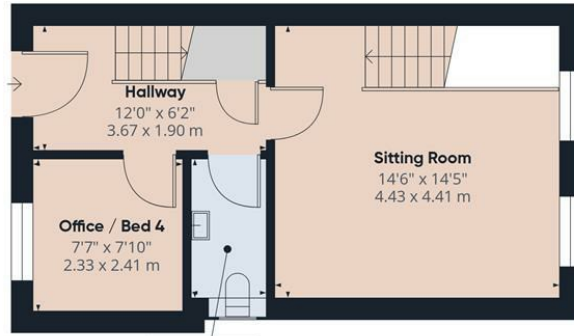
Tenure - Freehold



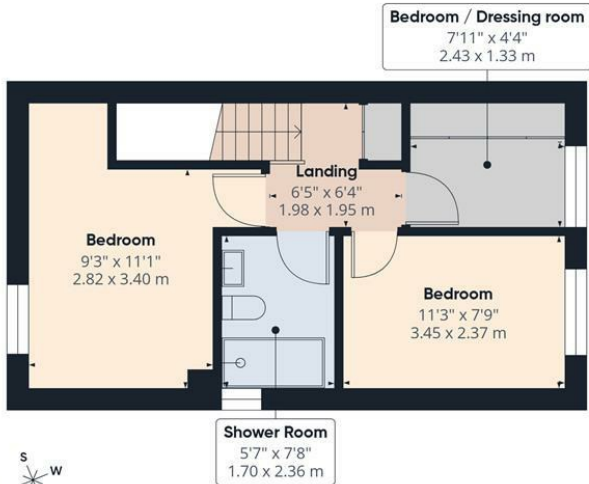




Ground Floor



First Floor



Second Floor



Approximate total area¹⁾

1015 ft²
94.4 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing