



Welcome to this spacious four-bedroom semi-detached house located in the sought-after residential area of Cranwell Close, Chippenham. This delightful property offers a perfect blend of comfort and practicality, making it an ideal family home.

As you enter, you are greeted by a welcoming entrance hall that leads to a sunny lounge, perfect for relaxation and entertaining guests. The property boasts two generous reception rooms, providing ample space for family gatherings or quiet evenings in. The lovely kitchen/dining area is a highlight, offering a bright and inviting space for family meals and socialising.

The home features four well-proportioned bedrooms, ensuring plenty of room for everyone. The modern shower room is tastefully designed, providing a refreshing space to start your day. With double glazing throughout and gas central heating, you can enjoy a warm and comfortable environment all year round.

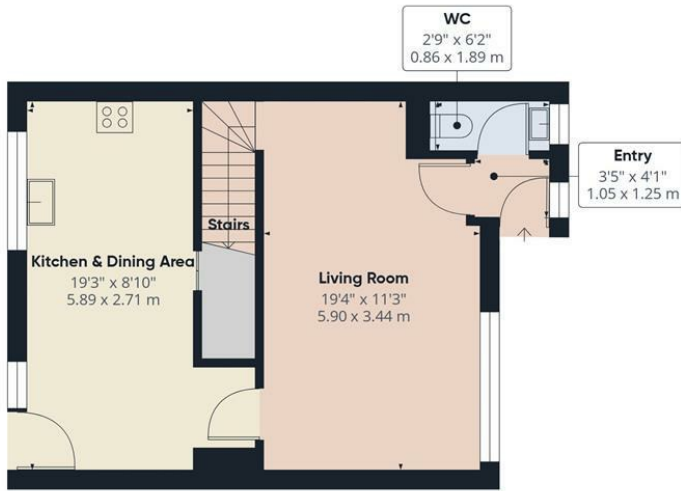
Outside, the property is complemented by well-maintained front and rear gardens, ideal for outdoor activities or simply enjoying the fresh air. There is also convenient parking available, along with a garage and a potting area for those with a green thumb.

This charming semi-detached house in Chippenham is not just a home; it is a lifestyle choice in a friendly community. With its spacious layout and excellent amenities nearby, it presents a wonderful opportunity for those looking to settle in a vibrant area. Don't miss the chance to make this lovely property your own.

- Spacious Four Bedroom Semi Detached Property
- Lovey Sunny Lounge
- Spacious Kitchen/Dining Room
- Upvc Double Glazed and Gas Central Heated
- Garage and Parking
- Located within a Popular Residential Area of Chippenham
- Cloakroom
- Shower Room
- Plenty of Storage
- Well Maintained Front and Rear Gardens







Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

867 ft<sup>2</sup>

80.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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