

for sale

offers in excess of **£285,000**



Bryant Close Chippenham SN15 1FX

Sought After Location. Viewing Highly Advised. Three Bedrooms. Semi Detached. Two Allocated Parking Spaces. Rear Garden.



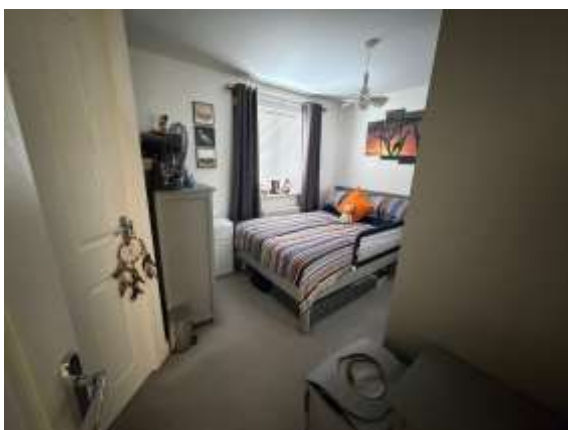
Bryant Close Chippenham SN15 1FX

Description

Situated on the highly sought-after Birds Marsh development on the northern edge of Chippenham, this beautifully presented three-bedroom semi-detached family home offers modern living in a prime residential location. The accommodation features an inviting entrance hall, a light and comfortable sitting room, a spacious kitchen/diner ideal for family meals and entertaining, and a convenient ground-floor WC. Upstairs, the home provides three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from two allocated parking spaces and a private, enclosed rear garden, perfect for outdoor relaxation or children's play. Similar properties on Bryant Close highlight the convenience of private gardens and dedicated parking, confirming this development's family-friendly appeal.

easy access to Chippenham town centre, which provides shopping, leisure facilities, schools, and a mainline railway station with direct links to London Paddington. For commuters, the property is exceptionally well placed. The M4 motorway (Junction 17) is only a short drive away, providing straightforward routes to Bath, Bristol, Swindon and London, with additional convenient access to the A4 and A420



Ground Floor

Entrance Hall

Doors to Cloakroom and Lounge. Stairs to First Floor. Radiator.

Cloakroom

Comprising of a close coupled WC, wash hand basin. Extractor fan.

Lounge

14' 6" x 11' 11" (4.42m x 3.63m)

Window to front aspect, Radiator, Door to kitchen/dining room, TV point.

Kitchen/Dining Room

15' 5" x 9' 4" (4.70m x 2.84m)

Fitted kitchen with a range of eye and base level units with work surface over, inset electric fan assisted oven, four ring hob, extractor hood. appliance space, space for table and chairs, French doors to rear garden, window to rear aspect, Radiator.

First Floor

Landing

Doors to bedrooms and bathroom.

Bedroom One

9' 10" x 12' 1" (3.00m x 3.68m)

Window, Radiator, TV point.

Bedroom Two

9' 2" x 7' 10" (2.79m x 2.39m)

Window. Radiator

Bedroom Three

7' 9" x 5' 11" (2.36m x 1.80m)

Window, Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over. Window to side.

Outside

Rear Garden

Fully enclosed. Laid to lawn and patio.

Front

Two allocated parking spaces.



To view this property please contact Connells on

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CHIPPENHAM SN15 3HL

Property Ref: CHM306500 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: C

view this property online [connells.co.uk/Property/CHM306500](https://www.connells.co.uk/Property/CHM306500)



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