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3 Hatherall Drive, Chippenham, SN15 1FW

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Price Guide £275,000

Vendor Suited-Located on the popular Birds Marsh development, this well presented modern two double bedroom semi-detached home provides stylish and contemporary accommodation, ideally suited to first-time buyers, couples and growing families alike.

- Situated on the Popular Birds Marsh Development
- Attractive Modern Semi-Detached Home
- Well-Presented Accommodation Arranged Over Two Floors
- Modern Kitchen/Diner
- Two Well Proportioned Double Bedrooms
- Modern Family Bathroom With White Suite
- Level Lawn and Paved Patio Seating Area
- Driveway Parking For Two Cars
- Great Access to Major Road Links & Mainline Train Station
- Ideal For First-Time Buyers, Couples or Small Families

Freehold

EPC Rating B









Vendor Suited-Situated on the sought after Birds Marsh development, this attractive semi detached home offers modern, well presented accommodation arranged over two floors, making it an ideal choice for first-time buyers, couples or small families.

The property opens into a welcoming entrance hall with a convenient cloakroom. There is a comfortable sitting room leading through to a lovely kitchen/diner providing a stylish and practical space for everyday living and entertaining, featuring modern fitted units, a built-in oven, hob and extractor, together with French doors opening directly onto the rear garden.

Upstairs, the property offers two well proportioned double bedrooms and a contemporary bathroom fitted with a white suite.

Externally, the property benefits from a small front garden with a paved pathway leading to the entrance. To the rear, a gated access opens onto a private garden featuring a level lawn and paved patio seating area, perfect for relaxing or entertaining outdoors. A driveway to the side provides off-road parking for two vehicles.

Combining modern living, a practical layout and outside space, this lovely home is ideally positioned on the popular Birds Marsh development with great access to major road links and still within walking distance of the mainline train station.

Situation
The property is located on the recently established and very popular Birds Marsh View development. within access of the the town 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 Gas, Electricity, Water & Drainage

Gas Central Heating

EPC Rating; B

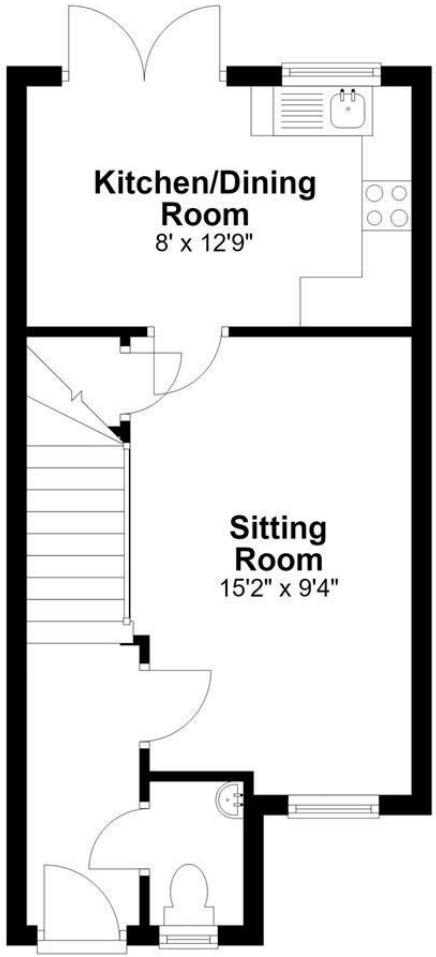
Remaining NHBC Warranty



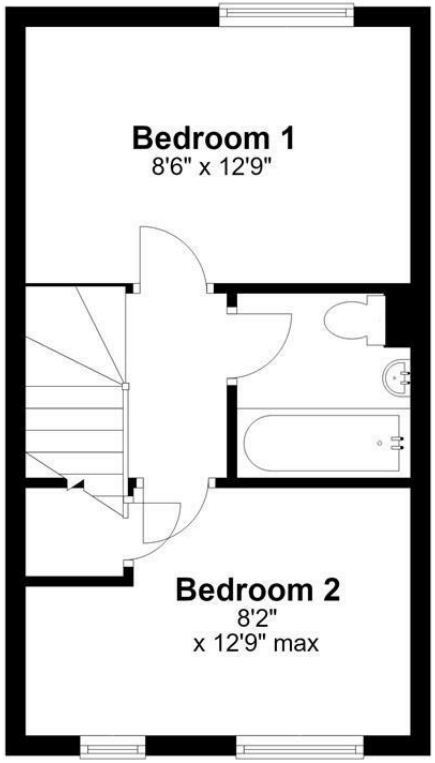




Ground Floor
Approx. 327.0 sq. feet



First Floor
Approx. 299.0 sq. feet



Total area: approx. 626.0 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 firms 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.

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