



Nestled in the sought-after Monkton Park development of Chippenham, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms plus additional room or study, this property is ideal for families seeking a spacious home. The light and airy lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

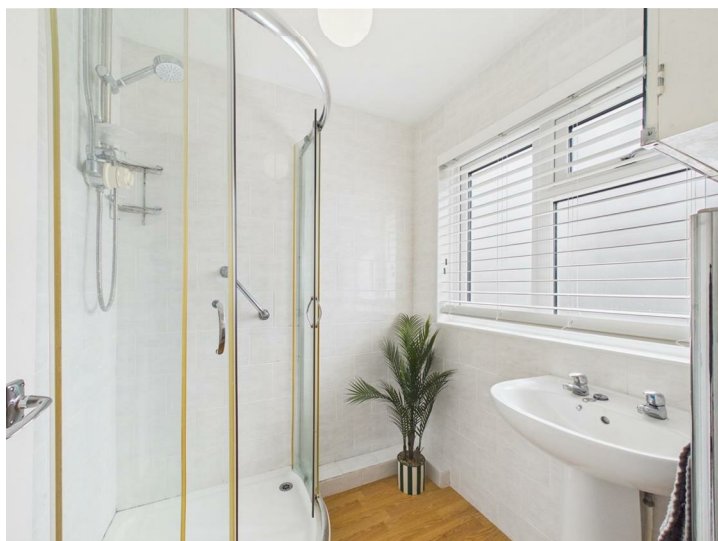
The kitchen, complemented by a separate utility room, is designed for practicality and ease, making daily tasks a breeze. The property boasts two shower rooms, ensuring ample facilities for the whole family.

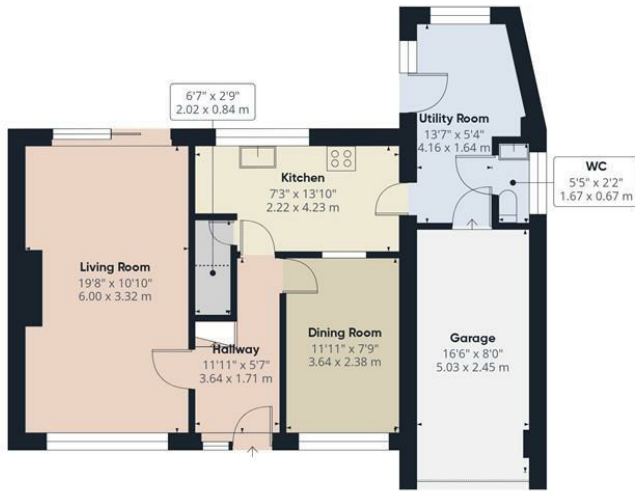
Outside, you will find a good-sized established rear garden, providing a lovely outdoor space for children to play or for hosting summer gatherings. The front of the house offers generous parking for up to four vehicles, along with the added benefit of a single garage, making it convenient for those with multiple cars or needing extra storage.

This home is ideally located close to local amenities, including shops and a primary school, as well as a nearby park, making it perfect for families and those who enjoy outdoor activities. With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to settle in a vibrant community.

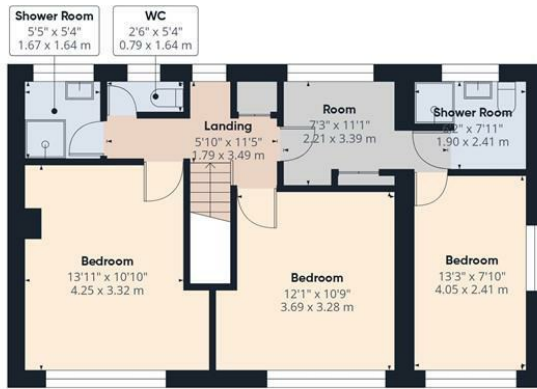
- Spacious Three/Four Bedroom Detached Property
- Situated Withing a Large Established Plot with Mature Front & Rear Gardens
- Modern Kitchen with Separate Utility Room
- Upvc Double Glazed
- Close to the Popular Park and Locale Amenities
- Located in the Popular Monkton Park Development
- Lovely Light and Airy Lounge with Separate Dining Room
- Garage & Parking for a Number of Cars
- Gas Central Heated
- No Onward Chain







Ground Floor



First Floor



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

1326 ft<sup>2</sup>  
123.4 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

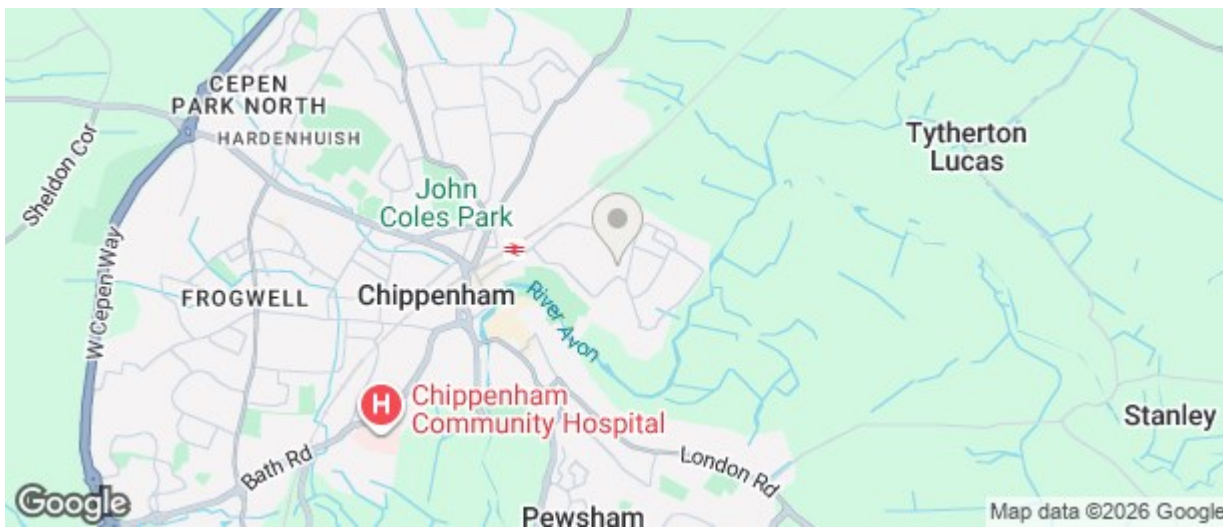
(1) Excluding balconies and terraces

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		
(81-91) B		
(69-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	77
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) A		
(81-91) B		
(69-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
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