



📍 9 Lydiard Road, Chippenham, Wiltshire, SN14 0NZ

🏠 £347,500

A significantly improved three bedroom detached house, offering modern and well-presented accommodation, with single garage, driveway and a private, enclosed rear garden, superbly positioned in a quiet cul-de-sac within the popular Queens Crescent area.

- Three Bedroom Detached House
- Modern, Well-Presented Accommodation
- Drawings Prepared for Single Storey Extension
- Two Double Bedrooms, One Good Sized Single
- Stylish Kitchen & Bathroom
- Well-Proportioned, Private Rear Garden
- Single Garage & Driveway for Multiple Vehicles
- Quiet Cul-De-Sac, Popular Queens Crescent Area
- Sought After Western Side of Chippenham
- Close to Schools & Amenities

🏡 Freehold

🏠 EPC Rating C



A fantastic opportunity to purchase a modern and well-presented three bedroom detached family home, superbly positioned in a quiet cul-de-sac in Queens Crescent, on the sought after Western side of Chippenham, with easy access to popular schools, amenities and the M4.

The accommodation has been improved significantly by the current owner, and is arranged over two levels, briefly comprising; entrance hall, sitting room, kitchen / diner with french doors across the rear of the property, two generous double bedrooms, a further single bedroom, and the stylish family bathroom.

Externally, there is a spacious, private and enclosed rear garden, laid predominately to lawn, with a lovely patio seating area. There is a single garage and off-road driveway parking for multiple vehicles to the front.

Please note: Drawings have been paid for and created for a single storey extension to the rear of this already wonderful home.

#### **Situation**

Situated in the popular Queens Crescent area on the western side of the town the property is well placed for local amenities including shops, a pharmacy, a Doctor's surgery, primary schooling and two of the town's reputable senior schools which are close by. A more comprehensive range of amenities can be found in Chippenham town centre to include mainline railway station (London-Paddington: 65 mins), a public library and a sports centre. The M4 motorway at Junction 17 offers excellent motor commuting to the major centres of Bath, Bristol, Swindon and London.

#### **Property Information**

Council Tax Band: D

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

EPC Rating: C



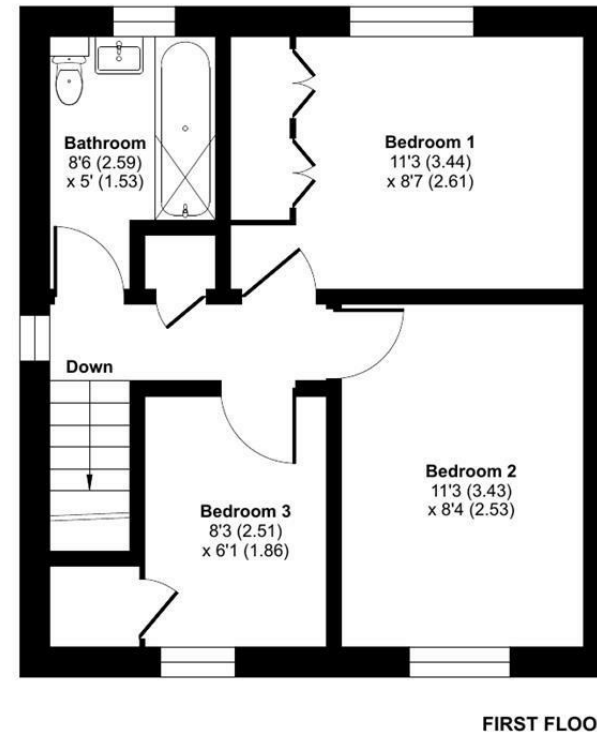
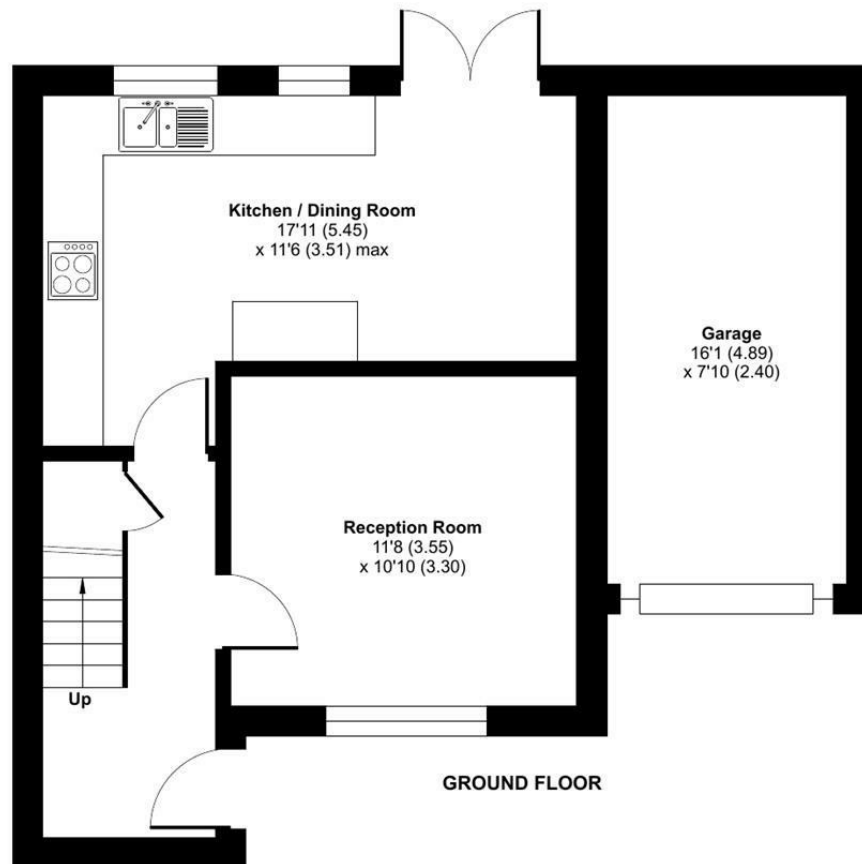
# Lydiard Road, Chippenham, SN14

Approximate Area = 728 sq ft / 67.6 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 854 sq ft / 79.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Strakers. REF: 1480868

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 firm's 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.