



Wheatfield Avenue, Chippenham

Offers in the region of
£250,000

An exceptional three-bedroom semi-detached townhouse, beautifully positioned within the highly sought-after and recently established Hilltop View development on the prestigious western side of Chippenham. This elegant home offers impeccably presented accommodation arranged over three spacious floors, combining contemporary design with versatile family living.

The ground floor welcomes you with a stylish entrance hall leading into an inviting sitting room, seamlessly connected via double doors to a stunning open-plan kitchen and dining space. Thoughtfully designed for modern living and effortless entertaining, the kitchen enjoys French doors opening onto the rear terrace and landscaped garden, creating an ideal indoor-outdoor flow. A separate utility area and cloakroom complete the ground floor accommodation.

The first floor hosts two generously sized double bedrooms alongside a beautifully appointed family bathroom featuring both a separate bath and walk-in shower. Occupying the entire top floor, the impressive principal suite provides a luxurious private retreat, complete with fitted wardrobes, a dedicated dressing area, and an elegant en-suite shower room.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Situation - Chippenham

Hilltop View is a modern development situated on the south-western side of Chippenham, offering excellent access to the A4, A420 and M4 motorway, making it ideal for commuting to Bath, Bristol, Swindon and London. The development is conveniently located close to a large Sainsbury's supermarket with pharmacy facilities, while two of the town's highly regarded secondary schools are also within easy reach.

Chippenham itself provides a comprehensive range of amenities, including High Street retailers, supermarkets, retail parks, leisure facilities, a cinema, library and public parks. The town is also well known for its excellent schooling, with numerous primary schools and three highly sought-after secondary schools. Further benefits include a mainline railway station with regular services to London Paddington and the West Country, as well as convenient access to Junction 17 of the M4 motorway. Additional amenities such as a college and sports facilities can also be found within the town centre.

Property Information

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

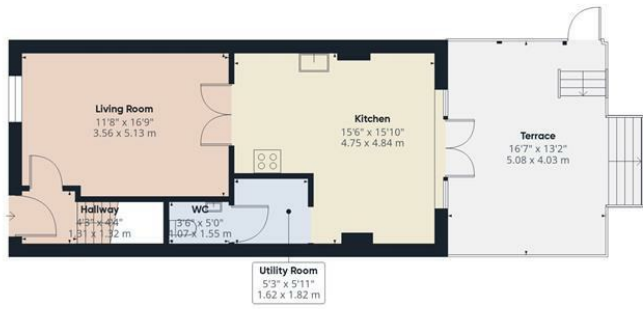
Wiltshire Council Tax - Band D

Tenure - Freehold with a Development Charge of £192.00 per annum.

Warranty - Approximately 6 years of the NHBC guarantee remaining







Ground Floor



First Floor



Second Floor



Approximate total area^m

1163 ft²
108 m²

Balconies and terraces

241 ft²
22.4 m²

Reduced headroom

12 ft²
1.1 m²

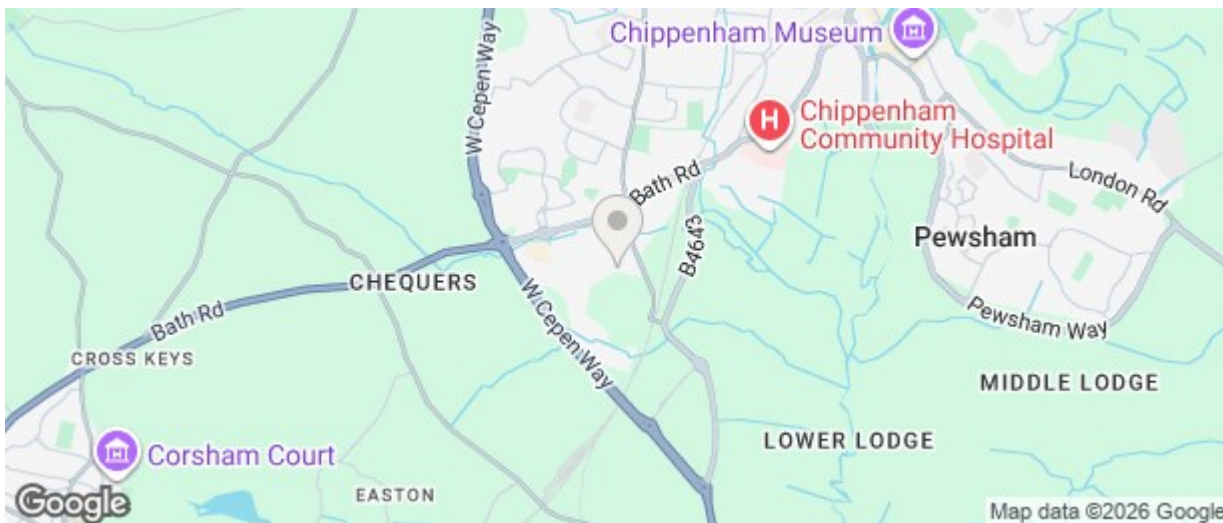
(1) Excluding balconies and terraces

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		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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