

for sale

£310,000



## Clark Drive Chippenham SN15 1UJ

Located on the popular Birds Marsh development, this well-presented three-bedroom semi-detached home offers stylish and practical living, ideal for families, first-time buyers, or those looking to upsize.



# Clark Drive Chippenham SN15 1UJ

## Description

Located on the popular Birds Marsh development, this well-presented three-bedroom semi-detached home offers stylish and practical living, ideal for families, first-time buyers, or those looking to upsize.

The ground floor features a welcoming entrance hallway leading to a bright and spacious living room, perfect for relaxing or entertaining guests. To the rear of the property is a modern kitchen/dining area, offering ample storage, workspace, and direct access to the garden—creating an ideal hub for everyday family life.

Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, providing added comfort and privacy. A contemporary family bathroom serves the remaining bedrooms.

Externally, the home enjoys a private rear garden, perfect for outdoor dining and leisure, along with off-road parking.

Conveniently situated close to local schools, amenities, and excellent transport links, including easy access to Chippenham town centre and mainline railway station, this property combines comfort, convenience, and a sought-after setting.



## **Ground Floor**

### **Hallway**

Entrance door to front. Doors to Cloakroom and Lounge.

### **Cloakroom**

Window to front. Suite comprising low level WC and wash hand basin.

### **Lounge**

Window to front. Stairs to First Floor. Door to Kitchen/Diner.

### **Kitchen/Diner**

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob. Further appliance space. Window to rear. French doors to rear.

## **First Floor**

### **Landing**

Stairs from Ground Floor. Doors to all rooms.

### **Bedroom One**

Window to front. Door to Ensuite.

### **Ensuite**

Suite comprising low level WC, wash hand basin and shower cubicle.

### **Bedroom Two**

Window to rear.

### **Bedroom Three**

Window to front.

### **Bathroom**

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

## **Outside**

### **Front**

Steps up to the front door. Mature shrub border.

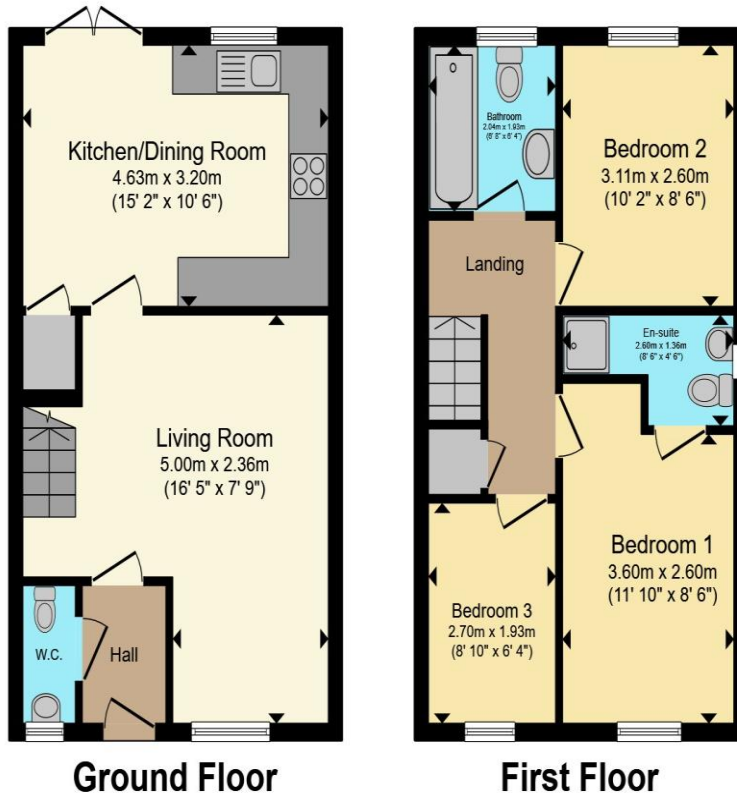
### **Parking**

Parking for two vehicles to the front.

### **Rear Garden**

Fully enclosed. Patio area. Steps leading up to the lawn area.





Total floor area 76.9 m<sup>2</sup> (827 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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 CHIPPENHAM SN15 3HL

Property Ref: CHM306502 - 0002

Tenure: Freehold EPC Rating: B

Council Tax Band: D

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