



**3 Park Lane, Chippenham, SN15 4RN**

**£410,000**

This attractive semi detached home is located just off of the Sutton Benger High Street, only 2.5 miles from Junction 16 of the M4 motorway and less than 4.5 miles from Chippenham with Main Line train station serving London Paddington. To the side of the home is a detached garage with two side by side parking spaces and to the rear a generous well stocked cottage garden. Comprising; entrance hall, lounge, kitchen/dining room, utility room, conservatory, cloakroom, three bedrooms and bathroom. BRAND NEW BOILER INSTALLED 2026. Offered for sale with NO ONWARD CHAIN.

### Open Porch

Double glazed windows to both sides, tiled floor and door to the entrance hall.

### Entrance Hall



Radiator, stairs to the first floor, door to the lounge.

### Lounge



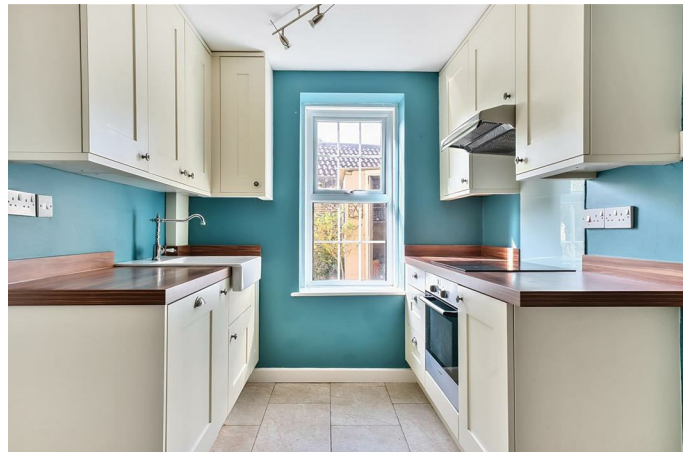
Double glazed windows to the front, radiator, under stairs storage cupboard, chimney breast with Oak mantle and tiled hearth, inset wood burner and door to the kitchen/dining room.



### Kitchen/Dining Room



Double glazed windows to the side and rear, opening to the utility room, radiator, tiled floor, exposed red brick chimney breast, floor and wall mounted units, electric oven, electric hob, extractor fan, ceramic sink, dishwasher and space for a table and chairs.



## Conservatory/Family room



Double glazed windows to the rear, double glazed French doors to the garden, glass roof, tiled floor and radiator.

## Utility Room



Double glazed window to the rear, tiled floor, door to the conservatory, door to the cloakroom, plumbing for a washing machine and space for further appliances.

## Cloakroom

Double glazed window to the side, radiator, tiled floor, wash hand basin, toilet, BRAND NEW floor mounted oil fired boiler.

## Landing



Doors to all bedrooms and the bathroom as well as loft access.

## Bedroom One



Double glazed window to the front, radiator and cast iron fireplace.

## Bedroom Two



Double glazed window to the rear, radiator and cast iron fireplace.

### Bedroom Three



Double glazed window to the side and radiator.

### Bathroom



Double glazed window to the side, part tiled, radiator, wash hand basin, toilet, bath with shower screen and electric shower over.

### Gardens



Partially walled with shingle pathways, areas of lawn, seating, raised beds and established well stocked borders, brick store, outside tap, pond, gated side access to the front of the property and personal door in to the garage.



**Garage**

Up and over door to the front, personal door to the side, window to the rear, power and light.

**Driveway**

Space for two cars to be parked side by side.

**Tenure**

We are advised by the .Gov website that the property is Freehold.

**Council tax**

We are advised by the .Gov website that the property is band D.

# Floor Plan

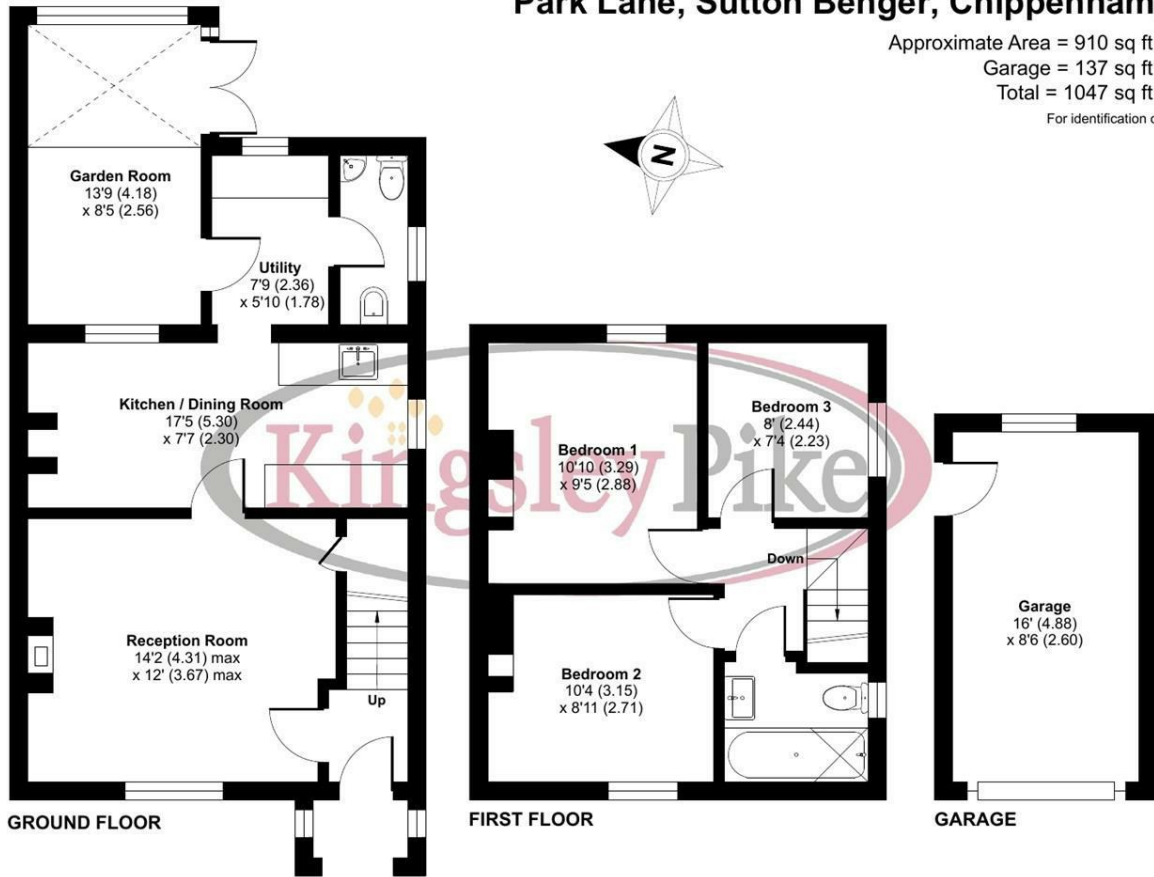
## Park Lane, Sutton Benger, Chippenham, SN15

Approximate Area = 910 sq ft / 84.5 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1047 sq ft / 97.2 sq m

For identification only - Not to scale

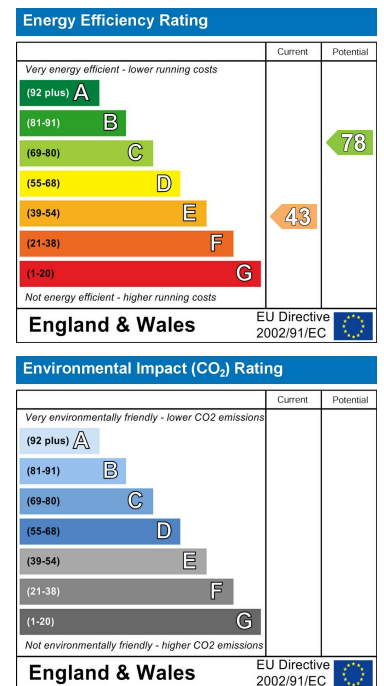


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Kingsley Pike. REF: 1330539

# Area Map



# Energy Efficiency Graph



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