



**Gainey Gardens, Chippenham SN15 1UG**

**welcome to**

**Gainey Gardens, Chippenham**

Stylish four-bedroom detached home on Birds Marsh View! Modern open-plan living, en-suite, garage, and a beautiful garden—all just minutes from the M4 and Chippenham Station. Book your viewing today!



A beautifully presented four-bedroom detached home, offering stylish and contemporary living, superbly positioned within the sought-after Birds Marsh View development. This prime location provides excellent access to Junction 17 of the M4 and Chippenham Railway Station, making it ideal for commuters.

The modern accommodation is arranged over two floors and comprises a welcoming entrance hall with cloakroom, a spacious sitting room, and an impressive open-plan kitchen/dining area with French doors opening onto the rear patio—perfect for entertaining. A separate utility room completes the ground floor. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, and a stylish family bathroom.

Externally, the property boasts a beautifully maintained split-level garden, featuring a generous patio seating area on the upper level and a lawned area below. To the front, there is a single garage and driveway parking for multiple vehicles.

Further benefits include UPVC double glazing, gas central heating, and the remainder of the NHBC warranty for peace of mind.

Location: Birds Marsh View is a highly regarded development offering convenient access to Chippenham town centre and its excellent amenities, including a public library, Monkton Park with riverside walks and a nine-hole golf course, and a range of shops and leisure facilities. Chippenham's mainline railway station provides direct services to London Paddington (approx. 65 minutes)

### **Entrance Hall**

### **Cloakroom**

### **Lounge**

11' 1" x 15' 4" ( 3.38m x 4.67m )

### **Kitchen/Diner**

19' 3" x 10' 4" ( 5.87m x 3.15m )

### **Utility Room**

6' 3" x 4' 2" ( 1.91m x 1.27m )

### **Landing**

### **Master Bedroom**

10' 10" x 10' ( 3.30m x 3.05m )

### **Ensuite**

7' 1" x 5' 10" ( 2.16m x 1.78m )

### **Bedroom Two**

10' x 10' 2" ( 3.05m x 3.10m )

### **Bedroom Three**

9' 4" x 9' 8" ( 2.84m x 2.95m )

### **Bedroom Four**

9' x 6' 9" ( 2.74m x 2.06m )

### **Rear Garden**

### **Garage**

### **Tandem Driveway**



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## welcome to Gainey Gardens

- Stylish Four-Bedroom Detached Home – Modern design with spacious accommodation arranged over two floors.
- Open-Plan Kitchen/Dining Area – Featuring French doors leading to a private patio, perfect for entertaining.
- Principal Bedroom with En-Suite – Plus three additional well-proportioned bedrooms and a family bathroom.
- Generous Split-Level Garden – Includes a large patio seating area and lawn, ideal for outdoor living.
- Excellent Location & Transport Links – Situated on Birds Marsh View with easy access to J17 of the M4



Please note the marker reflects the postcode not the actual property

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