



📍 6 Walnut Drive, Chippenham, SN15 1FS

🔗 Price Guide £300,000

An impeccably presented three-bedroom home with allocated parking, enviably located within easy reach of the town centre and mainline station whilst providing excellent access to commuter links.

- Immaculately Presented Three-Bedroom Home
- Popular Residential Development
- Generous kitchen/dining room with integrated appliances
- Principal bedroom with En-Suite Shower Room
- Spacious Sitting Room
- Two Further Well-Proportioned Bedrooms
- Enclosed Rear Garden With Patio area
- Easy Access to Mainline Train Station
- Excellent Commuter Links
- Allocated Off-Street Parking (two spaces)

🏠 Freehold

🏠 EPC Rating B



Situated on the recently built and highly sought-after Birds Marsh View development, this immaculately presented three bedroom home benefits from allocated off-street parking and is ideally positioned for convenient access to the town centre, mainline railway station, and key commuter routes.

The accommodation briefly comprises an inviting entrance hall, cloakroom, comfortable sitting room, and a generously proportioned kitchen/dining room fitted with a range of integrated appliances and offering direct access to the rear garden.

To the first floor, the property offers a principal bedroom with en-suite shower room, two further well-proportioned bedrooms, and a contemporary family bathroom.

Externally, the property enjoys two allocated parking spaces to the front, together with an enclosed rear garden featuring a patio seating area and useful side access gate.

With countryside walks nearby and excellent access to Junction 17 of the M4, this property would make an exciting purchase for buyers seeking a practical location that perfectly suits modern living.

### **Situation**

The property is located on the newly established and highly regarded Birds Marsh development, and is within access of the the town centre and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

### **Property Information**

Council Tax Band; D

Freehold

Mains Services

Gas Central Heating

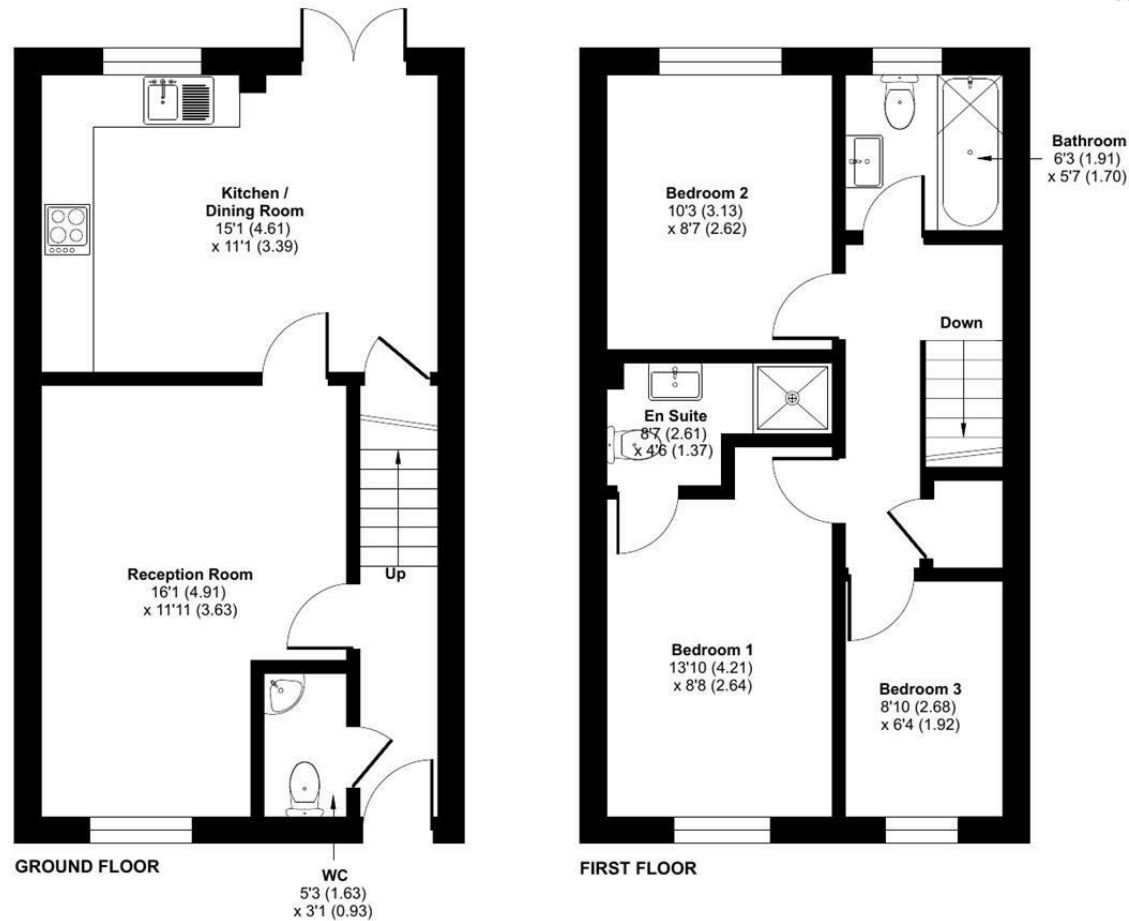
EPC Rating; B



# Walnut Drive, Chippenham, SN15

Approximate Area = 822 sq ft / 76.3 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). © ntechcom 2026. Produced for Strakers. REF: 1407899

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