



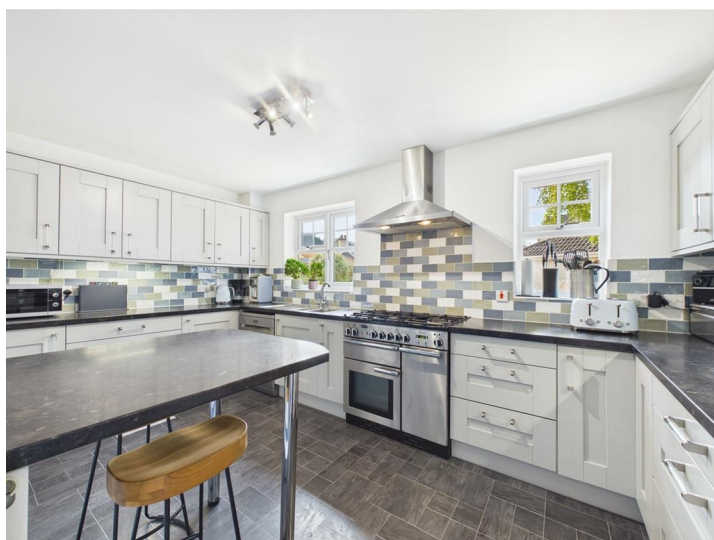
Located on Saxby Road in the charming town of Chippenham, this beautifully presented four-bedroom detached home offers an excellent blend of modern living, comfort and practicality.

The property features two spacious reception rooms and a modern fitted kitchen with contemporary appliances. There are two well-appointed bathrooms, including an en suite, while all four bedrooms are generously proportioned. Three bedrooms benefit from air conditioning, and modern double glazing and efficient gas central heating ensure comfort throughout the year. This "A" rated home comes with solar panels and battery storage which helps reduce reliance on the grid and keep household energy costs to a minimum.

Outside, the impressive garden is a particular highlight, with good-sized side and rear gardens providing plenty of space for entertaining, family activities or simply relaxing. The south-facing rear garden is not overlooked, offering a wonderful degree of privacy and making the most of the sunshine throughout the day. The property also benefits from a large double garage and additional parking, ideal for families or those with multiple vehicles.

Situated in a popular residential area, the property is conveniently located for Chippenham town centre and offers excellent commuter links. Combining generous living accommodation, modern features, excellent parking and a private, south-facing garden, this delightful home offers a superb opportunity for comfortable modern family living. An internal viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

- Stunning Four Bedroom Family Home in Popular Residential Area
- Large Rear & Side Garden, Double Garage and Parking Area
- Solar Panel's With Battery Storage, Air Conditioning Units to Three Bedrooms
- Re-Fitted Quality Double Glazing & Gas Central Heating
- Excellent EPC "A" Rated Home keeps running costs to a minimum
- Super Location for Families & Commuters
- Modern Fitted Kitchen & Utility, Cloakroom, Bathroom & En Suite
- Dual Aspect Lounge, Seperate Dining Room
- Walking Distance of Chippenhams Town Center & Amenities
- Walking Distance of Chippenhams' Main Line Rail Links





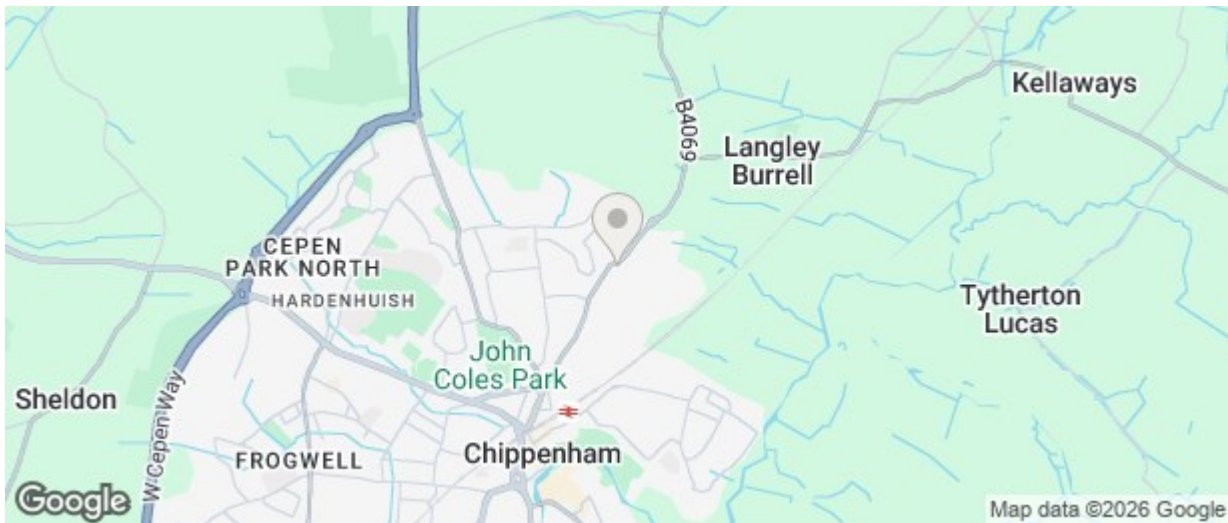


Approximate total area⁽¹⁾
 1458 ft²
 135.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(81-91) B		
(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