



The Tinings, Chippenham

Guide price £525,000

Nestled in the desirable area of Monkton Park, Chippenham, this modern detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking ample living space. The two well-appointed reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is plenty of room for everyone to enjoy.

The house benefits from a downstairs shower room and first floor bathroom, making morning routines a breeze for busy households. The contemporary design and layout of the property create a welcoming atmosphere, perfect for both everyday living and hosting guests.

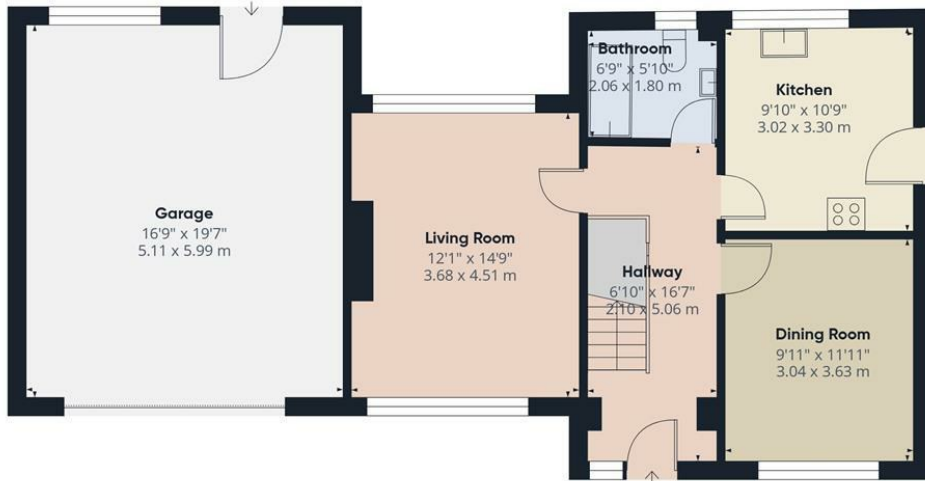
One of the standout features of this home is the generous parking, accommodating a number of vehicles plus the large south facing rear garden with additional office space.

Overall, this detached house in The Tinings is a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious and well-designed home. Don't miss the chance to make this property your own.

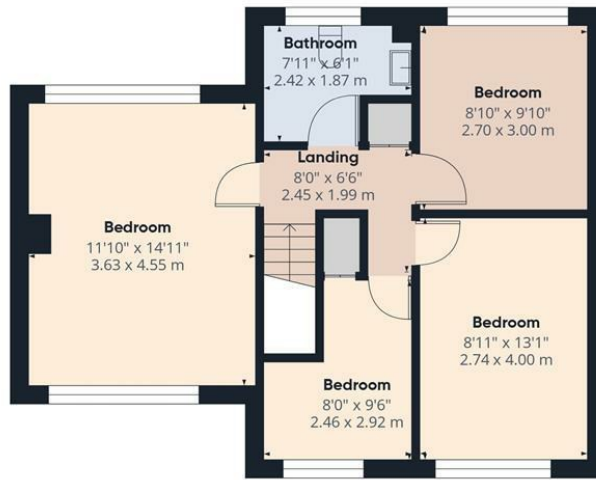
- Monkton Park Development
- Kitchen to Rear
- Downstairs Cloakroom
- Generous Front & Rear Garden
- Attached Double Garage / Workshop
- Rare to the Market Opportunity
- Dining Room & Sitting Room
- Four Bedrooms
- Ample Off Road Parking
- Countryside Views







Ground Floor



First Floor



Approximate total area⁽¹⁾

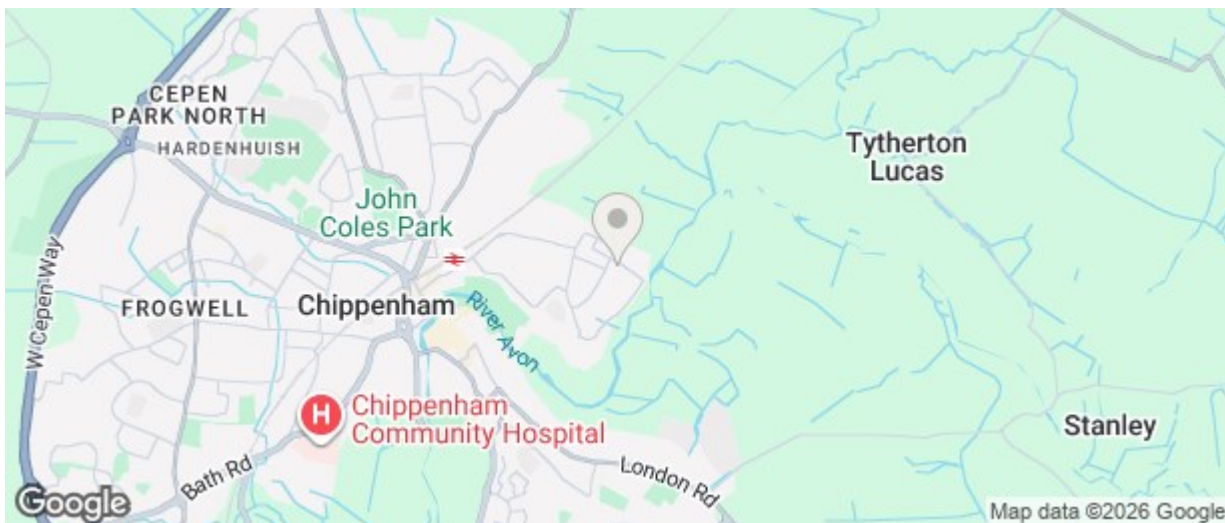
1444 ft²

134.1 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
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EU Directive 2002/91/EC		

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