



Situated within the highly sought-after Birds Marsh development on the northern edge of Chippenham, this impressive modern three-bedroom semi-detached residence offers stylish, energy-efficient accommodation within a well-established and thriving community. Boasting an EPC rating of B, the property delivers excellent energy performance, contributing to reduced running costs and enhanced sustainability.

The property is immaculately presented throughout and offers well-proportioned, thoughtfully arranged living space. The ground floor comprises a welcoming entrance hallway, a contemporary kitchen/dining room ideally suited to both everyday family living and entertaining, and a bright, comfortable sitting room with generous natural light. To the first floor are three well-sized bedrooms, including a principal bedroom with en-suite facilities, in addition to a modern family bathroom and separate WC.

Externally, the home benefits from a private and enclosed rear garden, providing an excellent space for families, recreation, and outdoor entertaining. A driveway offers off-street parking.

## Situation - Chippenham

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Water & Drainage, Gas Central Heating

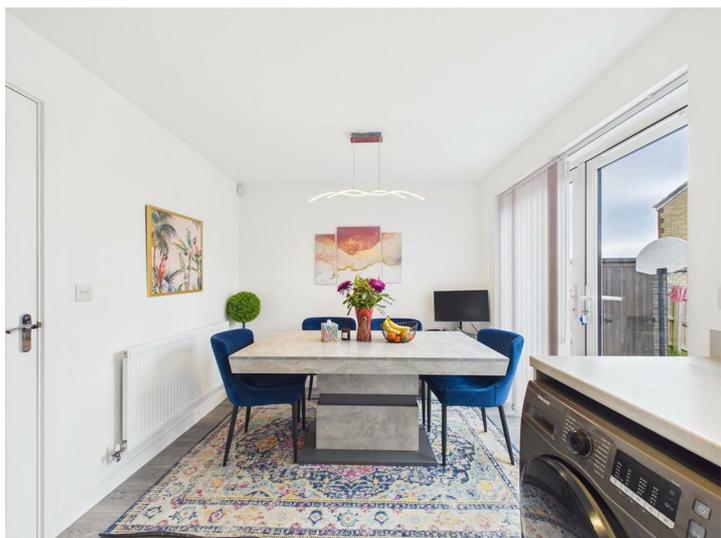
Wiltshire Council Tax - Band C

Tenure - Freehold with a Development Charge of £TBC per annum

## Property Information

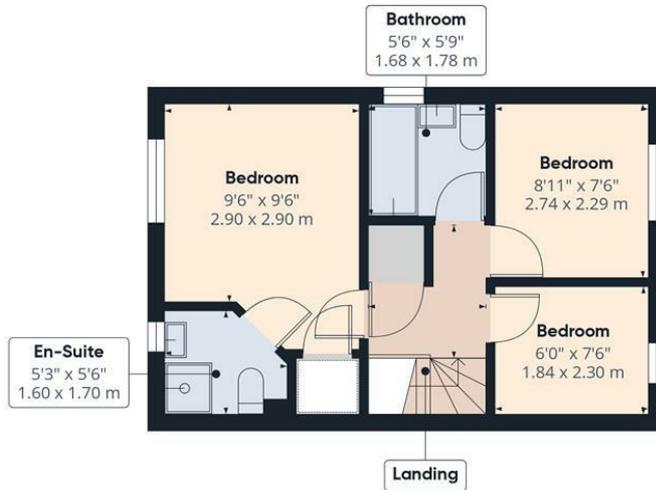
Utilities/Services - Mains Electric,







Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

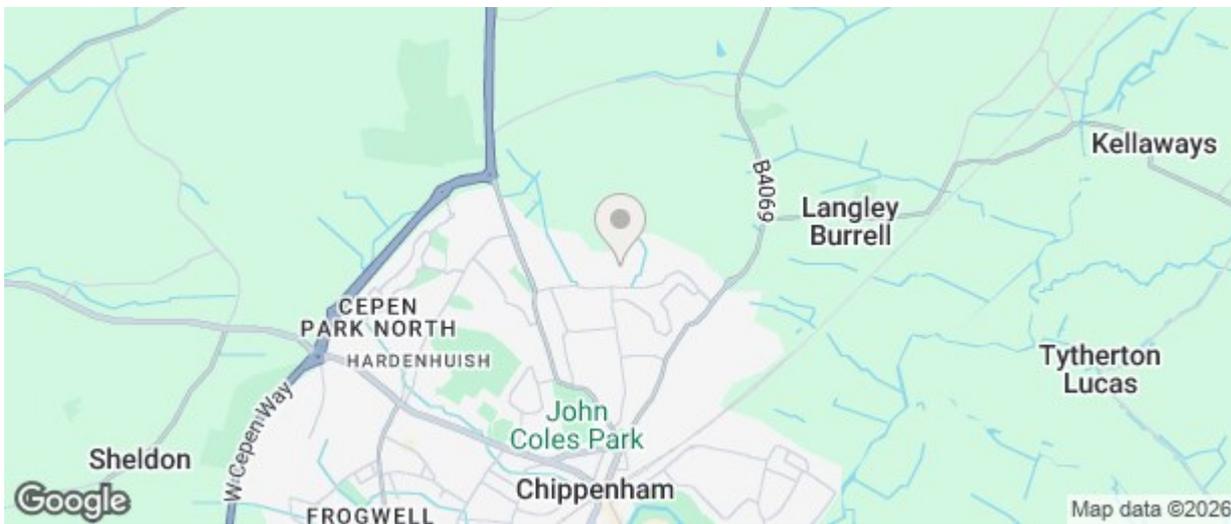
687 ft<sup>2</sup>

63.9 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B		84
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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