



Nestled in the sought-after Monkton Park development of Chippenham, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms plus additional room or study, this property is ideal for families seeking a spacious home. The light and airy lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The kitchen, complemented by a separate utility room, is designed for practicality and ease, making daily tasks a breeze. The property boasts two shower rooms, ensuring ample facilities for the whole family.

Outside, you will find a good-sized established rear garden, providing a lovely outdoor space for children to play or for hosting summer gatherings. The front of the house offers generous parking for up to four vehicles, along with the added benefit of a single garage, making it convenient for those with multiple cars or needing extra storage.

This home is ideally located close to local amenities, including shops and a primary school, as well as a nearby park, making it perfect for families and those who enjoy outdoor activities. With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to settle in a vibrant community.

## Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

## Situation - Monkton Park

Monkton Park is a small community centrally located within Chippenham with a diverse mix of properties suitable for all types of buyers. From the beautiful Monkton House a grand old c1757 manor from which the area gained its name, to 1960s bungalows to 2007 eco homes and everything else in-between; Monkton Park has something for everyone. You are able to walk into town and access all amenities including the towns mainline rail links to London (Paddington), there

are good schools, parks, walks and the River Avon to name just a few of the delights available to those who live here.

## Property Information

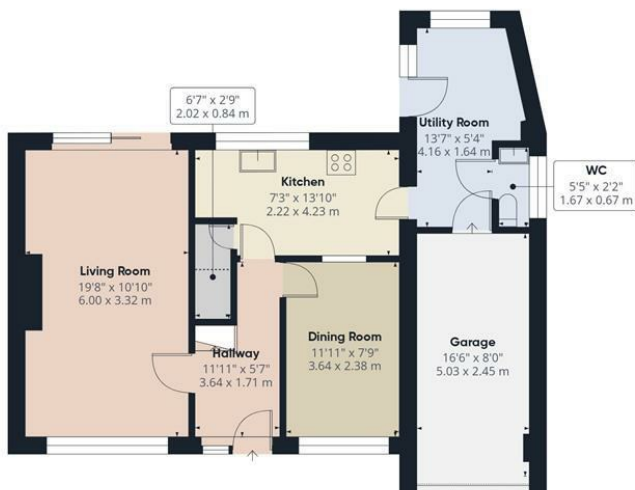
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band D

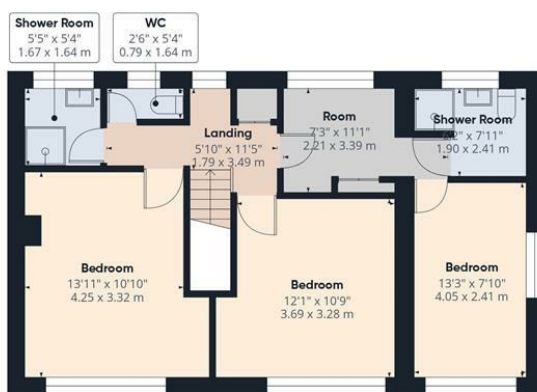
Tenure - Freehold







Ground Floor



First Floor



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

1326 ft<sup>2</sup>  
123.4 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

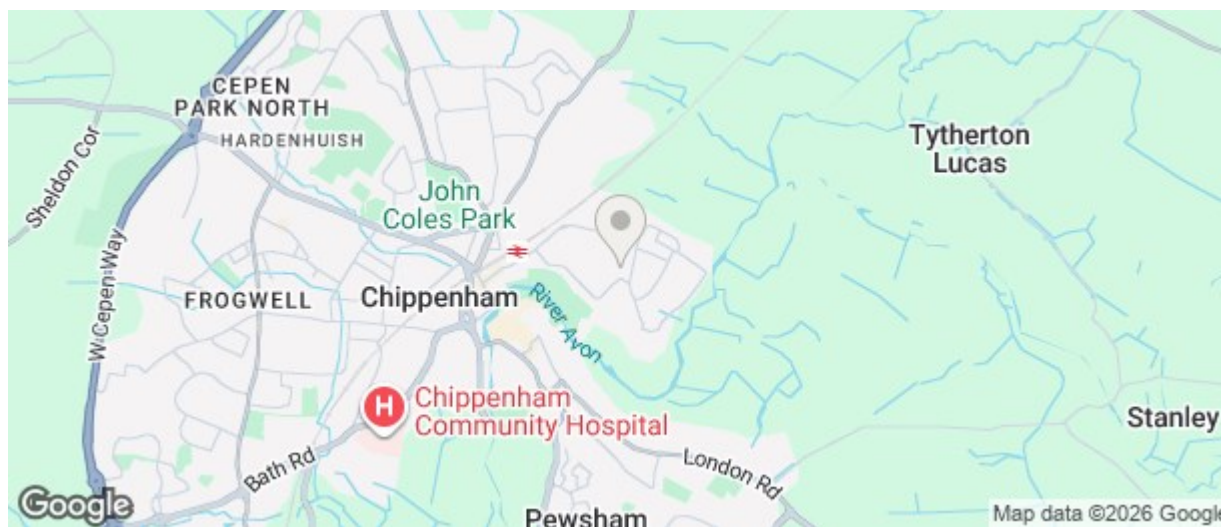
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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                                                     |         |           |
| (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 <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