



A beautifully presented, modern three-bedroom semi-detached home, ideally positioned within a sought-after cul-de-sac on the popular Birds Marsh View development.

This stylish property offers well-balanced and thoughtfully designed accommodation, perfect for modern family living. The ground floor welcomes you with a bright entrance hall, convenient cloakroom, contemporary kitchen, and a spacious sitting/dining room — ideal for both relaxing and entertaining.

Upstairs, the first floor features a generous primary bedroom complete with en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom.

Externally, the home benefits from two driveway parking spaces to the front, and gated side access leading to a private, enclosed rear garden — perfect for outdoor dining and family enjoyment.

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 - 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

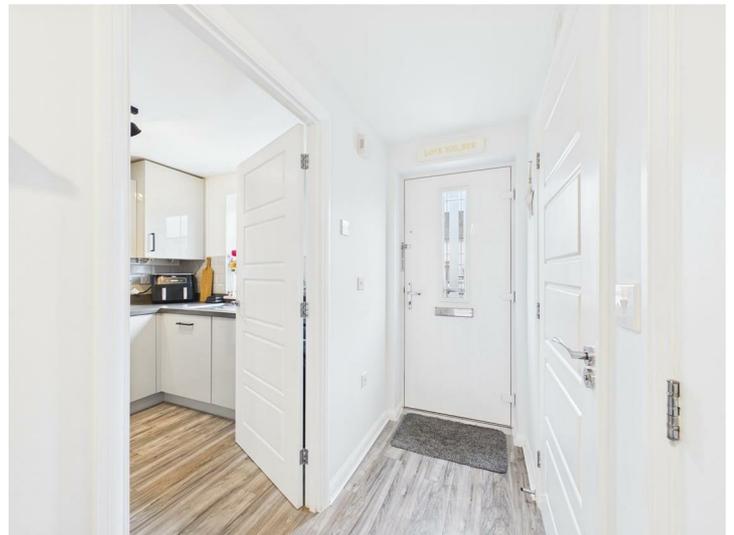
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Property Information

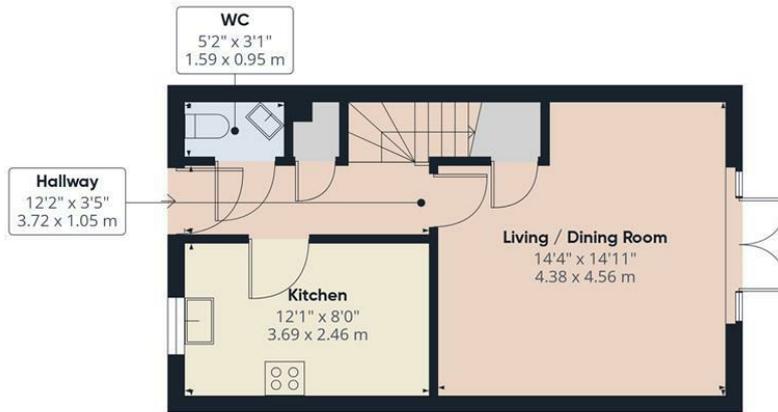
Utilities/Services - Mains Electric, Water & Drainage, Electric Gas Central Heating

Wiltshire Council Tax - Band D

Tenure - Freehold with a Development Charge - £176.00 per annum







Ground Floor



First Floor



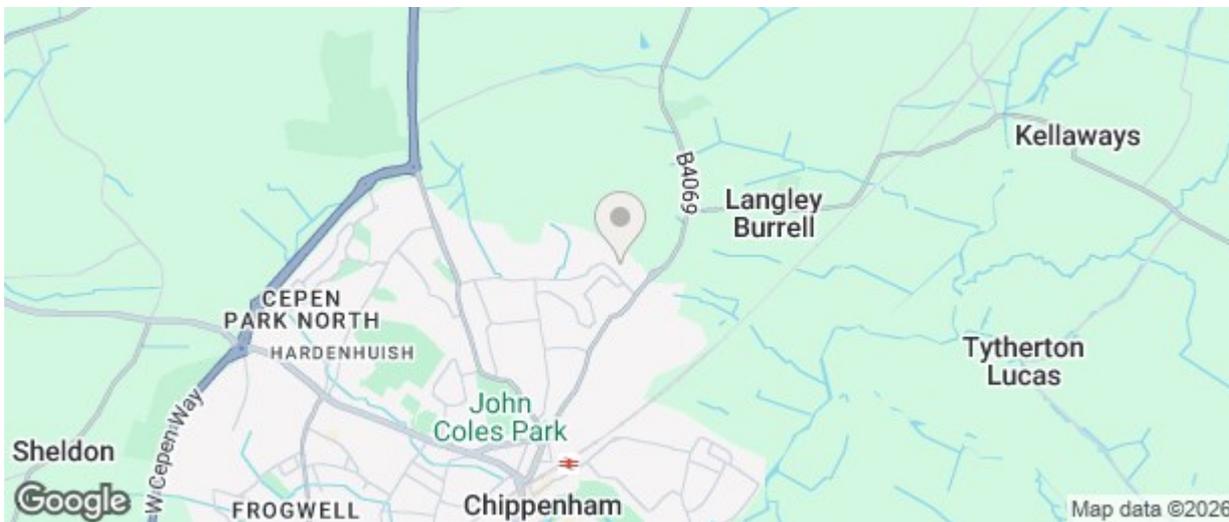
Approximate total area⁽¹⁾

747 ft²
69.4 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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 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