



Nestled in the sought-after residential area of Farleigh Close, Chippenham, this extended semi-detached house offers a perfect blend of modern living and comfort. With four generously sized double bedrooms, this property is ideal for families or those seeking extra space. The well-appointed bathroom features a four-piece suite, ensuring convenience for all.

The heart of the home is undoubtedly the stunning kitchen and dining area, which boasts bi-folding doors that seamlessly connect the indoor space with the well-maintained garden. This feature not only enhances the natural light but also creates an inviting atmosphere for entertaining guests or enjoying family meals.

In addition to the main living areas, the garage has been thoughtfully converted to provide an additional room that can serve as a guest bedroom, workspace, or even a gym, catering to your lifestyle needs. The property also benefits from ample parking at the front, making it practical for families with multiple vehicles.

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 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

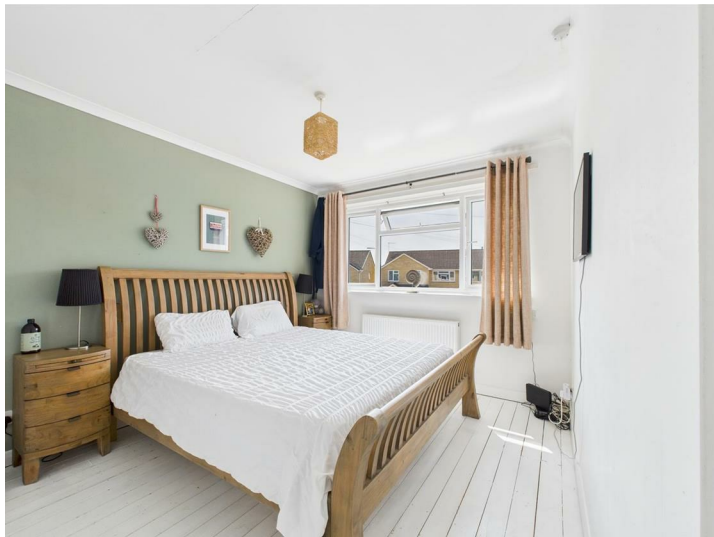
the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

Property Information

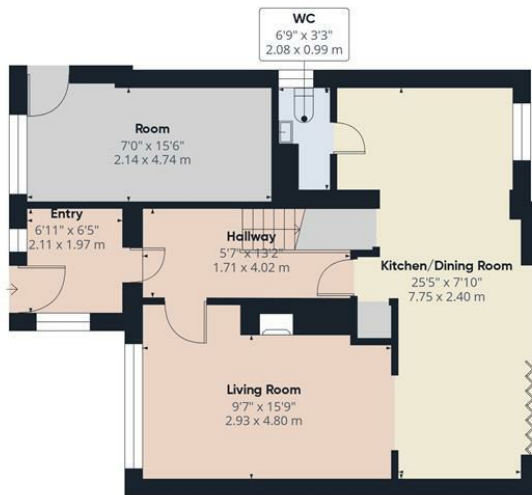
Utilities/Services - Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold







Ground Floor



First Floor



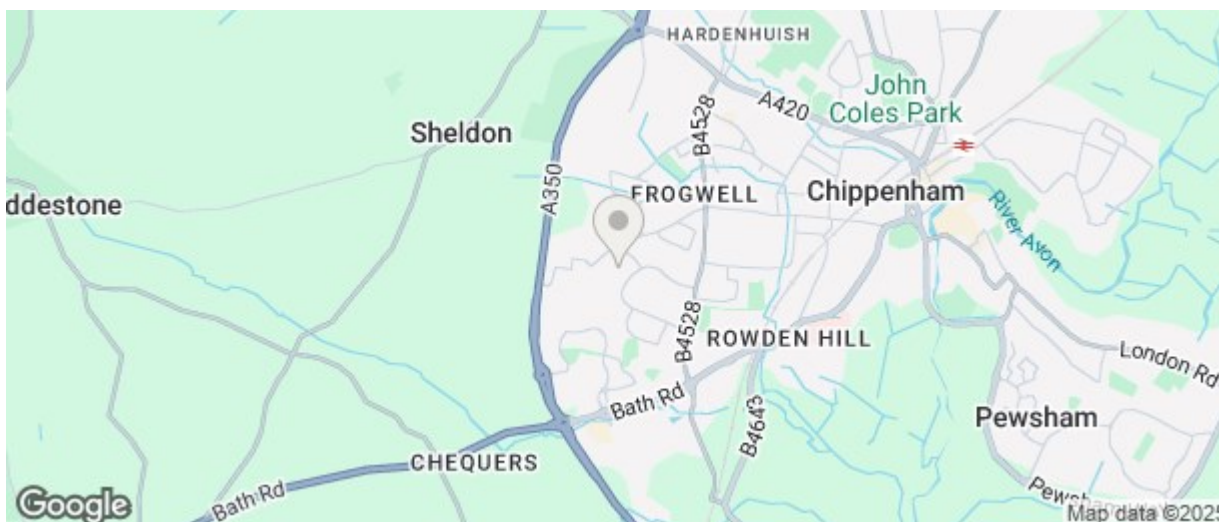
Approximate total area⁽¹⁾

1217 ft²
113.1 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.

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 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