



Nestled in the charming Milbourne Way, Chippenham, this delightful property offers a perfect blend of modern comfort and family-friendly living. Built in 2016 by the renowned Redcliffe Homes, this beautifully presented three-bedroom end terrace house is a true gem. As you step inside, you are greeted by a warm and inviting atmosphere, with a spacious sitting room to rear and a kitchen/dining room to the front, a perfect layout for entertaining guests or relaxing with your loved ones. The property boasts three cosy bedrooms, offering ample space for the whole family to unwind and recharge. One of the highlights of this home is the en-suite in the master bedroom, providing a touch of luxury and convenience. Additionally, the downstairs cloakroom adds a practical touch to this already impressive property. The property is situated towards the end of this sought-after cul-de-sac benefitting a single garage and a driveway parking space. The enclosed and level garden to the rear is a peaceful retreat where you can enjoy some outdoor relaxation or al-fresco dining on sunny days. Don't miss out on the opportunity to make this house your home. With its modern construction, convenient amenities, and prime location, this property is a super find in the bustling town of Chippenham. **NO ONWARD CHAIN**

#### 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.

#### Accommodation

With approximate measurements the accommodation comprises:

#### Ground Floor

##### Entrance Hall

With upvc double glazed security door to front, carpeted stairs to the first floor landing, door to cloakroom, sitting room and kitchen/dining room, radiator, carpeted flooring.

##### Cloakroom

Fitted with a two piece suite comprising; low level w/c and corner wash hand basin with tiled splash back, extractor fan, radiator, vinyl flooring.

##### Kitchen / Dining Room 4.47m x 2.72m (14'8" x 8'11")

With upvc double glazed window to front, door from the entrance hall, fitted kitchen offering a matching range of wall and base units, one and a half bowl stainless steel sink/drainage inset to rolled edge work surfaces with upstands, integrated electric oven and four ring gas hob with matching stainless steel cooker hood over, space and plumbing for

automatic washing machine and for a dishwasher, space for fridge freezer, wall mounted boiler, radiator, tiled flooring.

##### Sitting Room 4.95m x 3.45m (16'3" x 11'4")

With upvc double glazed window to rear, upvc double glazed door and window open onto the rear garden, radiator, carpeted flooring.

#### First Floor

##### Spacious Landing

With upvc double glazed window to side, access to loft space, radiator, airing cupboard, carpeted flooring, doors to...

##### Primary Bedroom 3.30m x 3.84m max (10'10" x 12'7" max)

With upvc double glazed window to front, radiator, carpeted flooring. Door to...

##### En-Suite Shower Room 2.01m x 1.96m (6'7" x 6'5")

With obscured upvc double glazed window to front, fitted with a three piece suite comprising; shower cubicle, pedestal wash hand basin and low level w/c, all with chrome fittings, part tiled, chrome heated towel rail, extractor fan, vinyl flooring.

##### Second Bedroom 2.79m x 2.39m (9'2" x 7'10")

With upvc double glazed window to rear, radiator, carpeted flooring.

##### Third Bedroom 2.44m x 2.29m max (8' x 7'6" max)

With upvc double glazed window to rear, radiator, carpeted flooring.

##### Family Bathroom

Fitted with a three piece suite comprising; bath with mixer shower over, shower cubicle, pedestal vanity wash hand basin, low level w/c, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan, vinyl flooring.

#### Externally

#### Front Courtyard

The front garden has been laid to a low maintenance patio area with path to front door with canopy porch over, there is also side access and gate into the rear garden.

#### Rear Enclosed Garden

The rear garden is level and fence enclosed with rear access gate, mainly laid to lawn with a patio area.

#### Garage & Parking

The property benefits a single garage with parking space in front.

#### Property Information

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

Wiltshire Council Tax - Band C

Tenure - Freehold House with a Leasehold Garage situated in a block, under a coach house, not far from the rear of the property

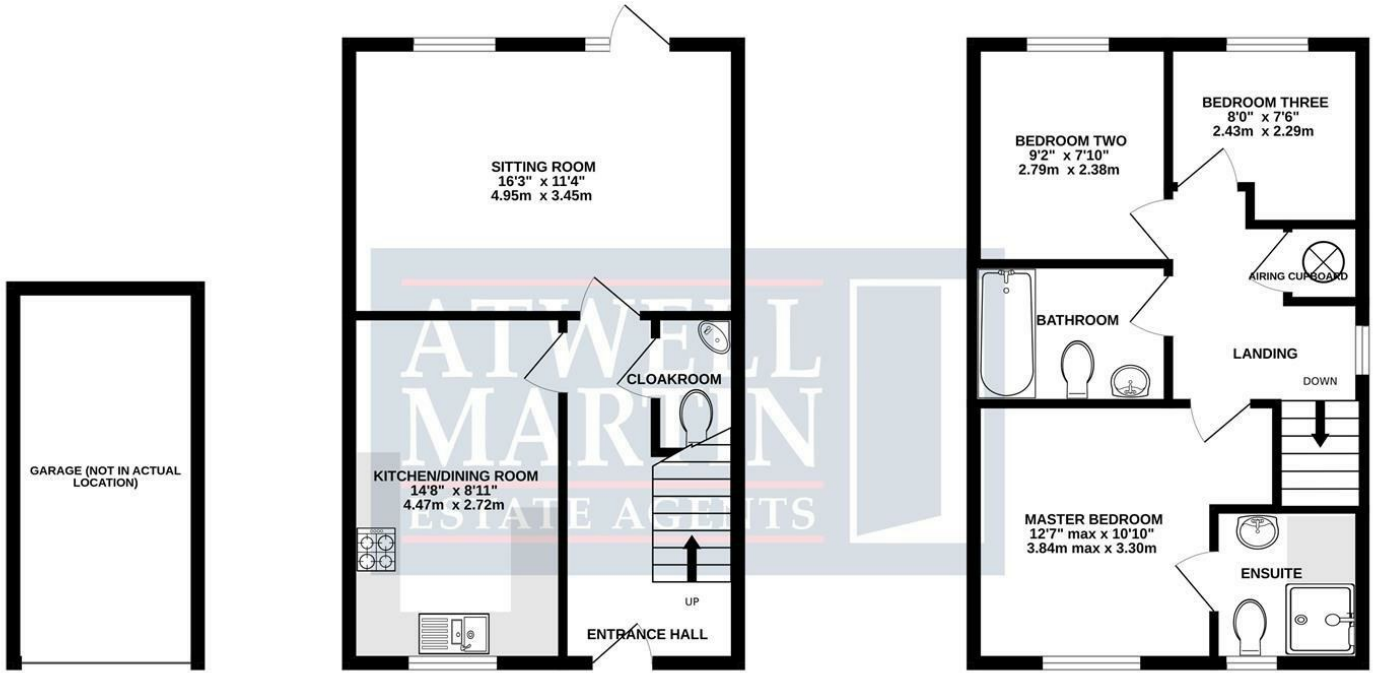
Development Charge - £230 per annum





GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



MILBOURNE WAY CHIPPENHAM, SN15 2FJ

TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
84	96
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	
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) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	
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