



Tucked away in a pleasant cul-de-sac on the western side of town, this well-presented three-bedroom detached family home is ideally situated for both families and commuters. The property is conveniently located close to local shops, schools, and parks, while also offering excellent access to the A4 and Junction 17 of the M4. Chippenham's mainline railway station provides direct services to London Paddington and other major destinations.

The accommodation briefly comprises an entrance hall, sitting room, dining room with French doors opening onto the rear garden, kitchen, and downstairs cloakroom on the ground floor.

To the first floor, there are three bedrooms, with the principal bedroom benefiting from en-suite facilities, together with a family bathroom and landing area.

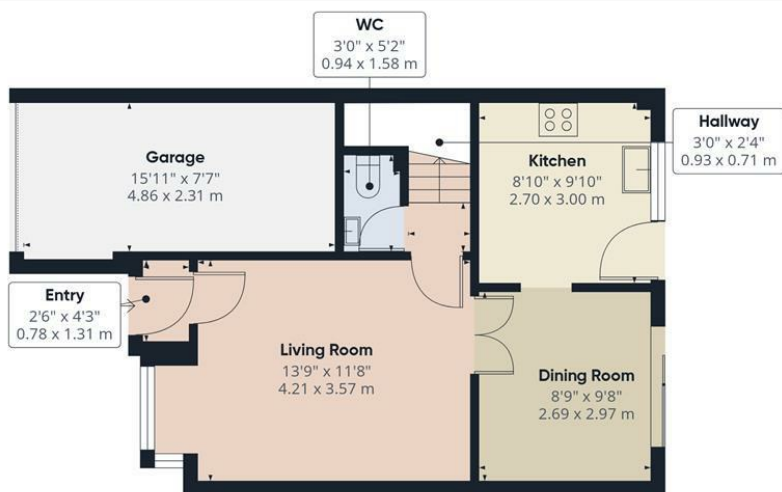
Externally, the property boasts a large block-paved driveway providing ample off-road parking, an integral single garage, and gated side access to the enclosed rear garden. The garden features a patio seating area, timber shed, and well-stocked flower borders, creating an attractive and private outdoor space.

An internal viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

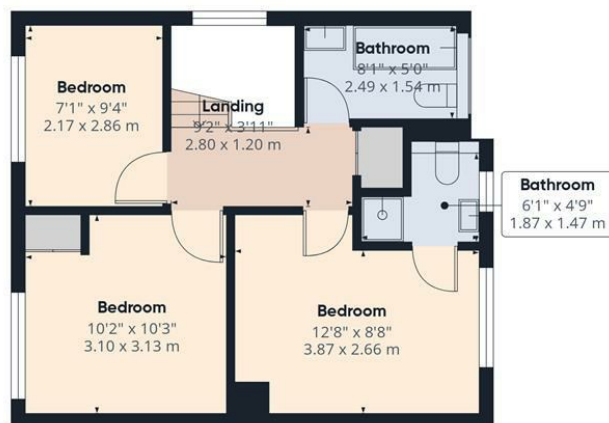
- Three-bedroom detached family home
- Well-presented accommodation throughout
- Excellent access to the A4 and Junction 17 of the M4
- Spacious dining room with French doors opening onto the rear garden
- Enclosed rear garden with patio seating area, timber shed, and well-stocked flower borders
- Tucked away in a desirable cul-de-sac location
- Conveniently situated close to shops, schools, and parks
- Principal bedroom with en-suite shower room
- Downstairs Cloakroom & Upstairs Bathroom
- Large block-paved driveway and integral single garage







Ground Floor



First Floor



Approximate total area⁽¹⁾

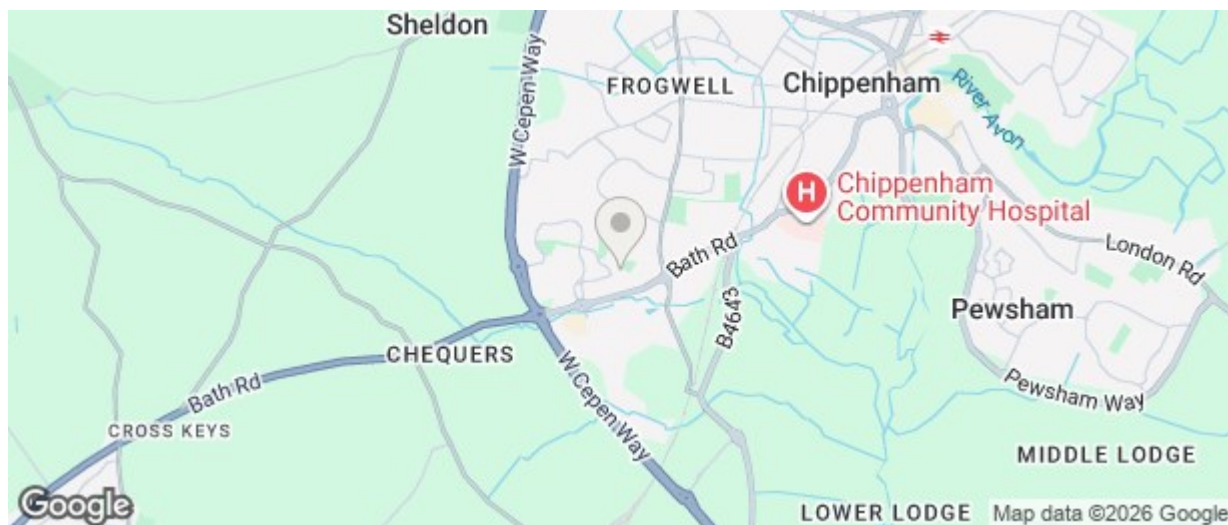
948 ft²

88 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.

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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