



Bristol Road, Chippenham

Price Guide £795,000

Centrally located along Bristol Road in Chippenham, this modern detached house, built in 2005, offers a perfect blend of contemporary living and spacious comfort. With five generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The home boasts four elegant reception rooms, providing ample space for relaxation, entertainment, and even a home office. Each room is designed to maximise natural light, creating a warm and inviting atmosphere throughout. The three well-appointed bathrooms ensure convenience for all residents and visitors alike.

The property offers ample parking, double integral garage and a car port a rare find that adds to the overall appeal. The location on Bristol Road offers easy access to local amenities, parks, schools, and transport links, making it a practical choice for everyday living.

## **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, Gas Central Heating

Wiltshire Council Tax - Band G

Tenure - Freehold







Ground Floor

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

2883.02 ft<sup>2</sup>

Balconies and terraces

32.72 ft<sup>2</sup>

Reduced headroom

9.69 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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