



Situated in the desirable location of Acre Rise at the end of a private driveway, this modern four-bedroom detached house offers a perfect blend of comfort and style. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is a contemporary fitted kitchen that seamlessly integrates with a dining and family area, creating an inviting atmosphere for gatherings.

The property features four well-appointed bedrooms, including a master suite with an en suite bathroom, ensuring privacy and convenience. The main bathroom is equipped with a luxurious four-piece suite, catering to the needs of a growing family.

Outside, the stylish rear garden presents a tranquil retreat, ideal for enjoying sunny afternoons or hosting barbecues. The front of the property is equally appealing, featuring an open green area bordered by a charming stream, enhancing the overall aesthetic. Additionally, there is ample parking available for several vehicles, making it practical for families or guests.

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 - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

Tenure - Service Charge TBC

Agents Note

Under the terms of the Estate Agents Act 1979 we are obliged to inform you that the vendor of this property is an relation to an employee of Atwell Martin Chippenham Partnership.







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

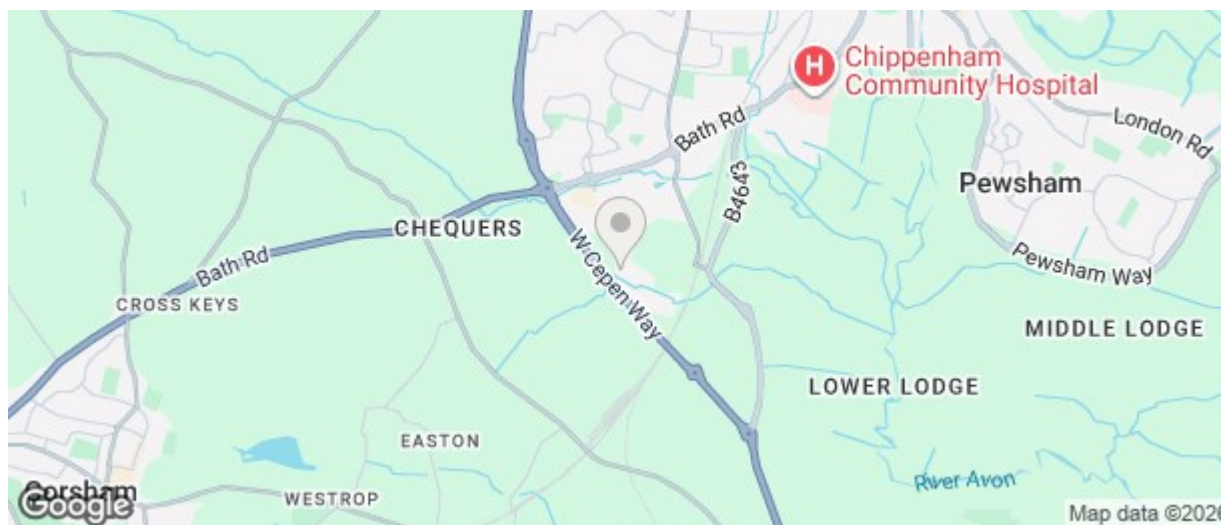


Approximate total area⁽¹⁾
1308 ft²
121.6 m²

(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		93
(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		
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