



Nestled in the charming area of Millard Close, Chippenham, this splendid double fronted, detached house offers a perfect blend of comfort and style. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The three reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house boasts; downstairs cloakroom, family bathroom and en-suite to the primary bedroom, ensuring convenience for all residents. The thoughtful, traditional layout enhances the flow of the home, creating a welcoming atmosphere throughout.

For those with vehicles, the property features a double driveway parking area and a detached double garage situated to the side of the property, a rare find that adds to the convenience of this delightful residence.

Situated in a peaceful neighbourhood at the end of a cul-de-sac, this home is not only a sanctuary but also offers easy access to local amenities and transport links, making it an excellent choice for both commuting and leisure.

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 - Pewsham

The property is most conveniently located on the popular Pewsham development to the South East of the town centre. Pewsham offers a wide range of amenities to include doctors' surgery, primary school and public house. There is a shopping parade with convenience store, chemist and takeaway. 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.

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, Electric Gas Central Heating

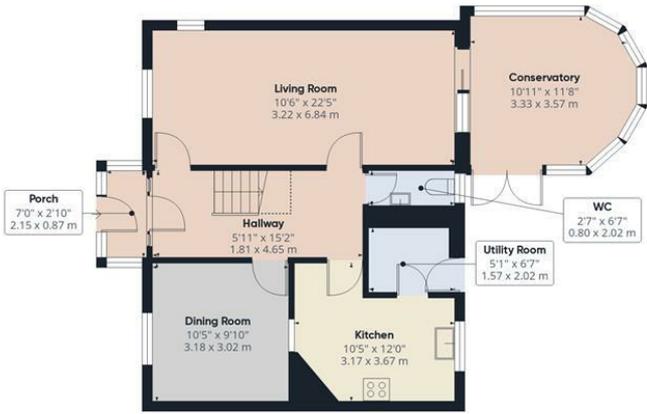
Wiltshire Council Tax - Band E

Tenure - Freehold

Leased Solar Panels - Further details have been requested







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 1593 ft²
 148.2 m²

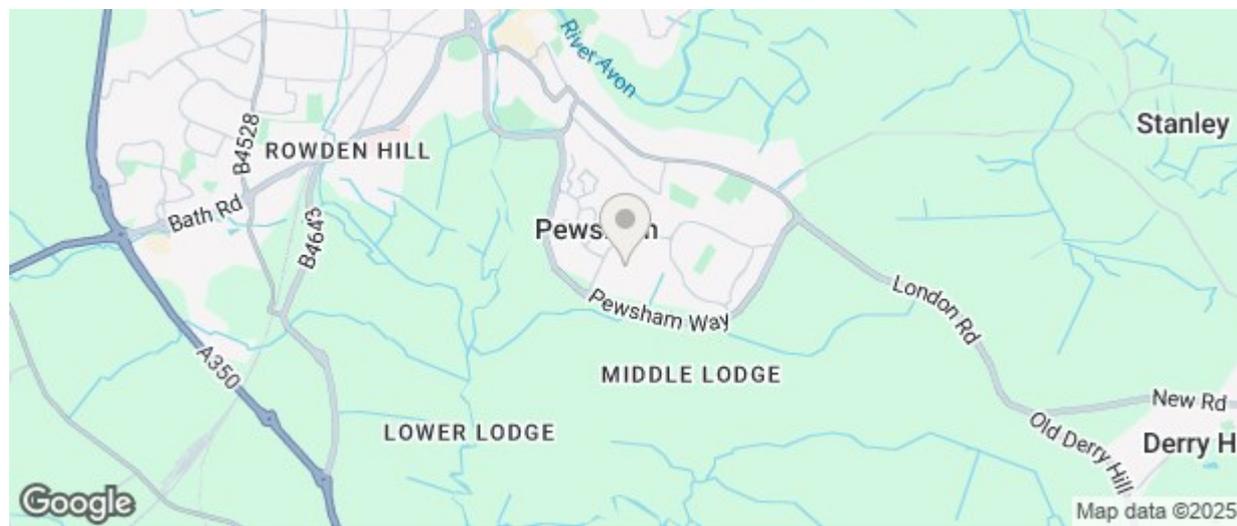
Reduced headroom
 14 ft²
 1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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