



**26 Wheatfield Avenue, Chippenham, SN14 0FX**

**£600,000**

**\*NO CHAIN\*** Located on the Western side of Chippenham and situated in a recently built development, offering excellent road links to the Town Centre with Main Line rail to London Paddington and also out to the M4 Motorway Junction 17, a well presented four bedroom detached town house with accommodation arranged over three floors. To the rear of the property there is a South facing enclosed garden laid mainly to lawn and to the side there is a driveway providing off road parking and access to the garage. An excellent opportunity for a family purchase with 6 years remaining on the NHBC guarantee.

## Entrance Hallway



Front door leads into hallway with staircase to first floor, 'Amtico' flooring.

## Cloakroom

W.C, hand basin, radiator.

## Living Room



Double glazed window to front, double glazed French doors to garden, two radiators.



## Kitchen / Diner



Double glazed window to front, 'Amtico' flooring double glazed French doors to garden, granite work tops with a range of cupboards and drawers, inset sink unit, inset AEG gas glass hob with AEG glass chimney hood and fitted electric oven, Zanussi integrated fridge/freezer, integrated AEG washing machine two radiators.



## Utility Room

Door to garden, granite work top with cupboard under, wall mounted gas boiler, under stairs cupboard.

## First Floor

### Landing

Doors to bedrooms and bathroom, built in cupboard housing hot water tank.

### Bedroom One



Double glazed window, fitted wardrobes, radiator.

### Dressing Room / Study

Double glazed window, fitted wardrobes, radiator.

### En Suite



Double glazed window, fully tiled shower cubicle, hand basin with drawers under, W.C.

### Bedroom Two



Double glazed window, fitted wardrobes, radiator.

### Bedroom Three



Double glazed window, radiator.

### Family Bathroom



Double glazed window, panelled bath, hand basin with cupboard under, W.C, radiator.

### Second Floor

### Landing



Velux Window, fitted dressing table.

### Bedroom Four



Double glazed window and Velux window, a range of fitted drawers, fitted cupboard, radiator.

## Dressing Room



Double glazed window, a range of fitted wardrobes, access to under eaves storage via the fitted wardrobe, radiator.

## Shower Room



Velux Window, fully tiled shower cubicle, W.C hand basin.

## Outside

### Rear



To the rear there is an enclosed South facing garden laid mainly to lawn with patio area, outside lighting and outside tap, gated side access to driveway.



### Front

Path leads to the front door.

### Garage & Driveway

Up and over door, power and light, space for 3+ cars.

### Tenure

GOV.UK advise Freehold.

### Council Tax Band

GOV.UK advise band F.

### Development Charge

To Be Confirmed

# Floor Plan

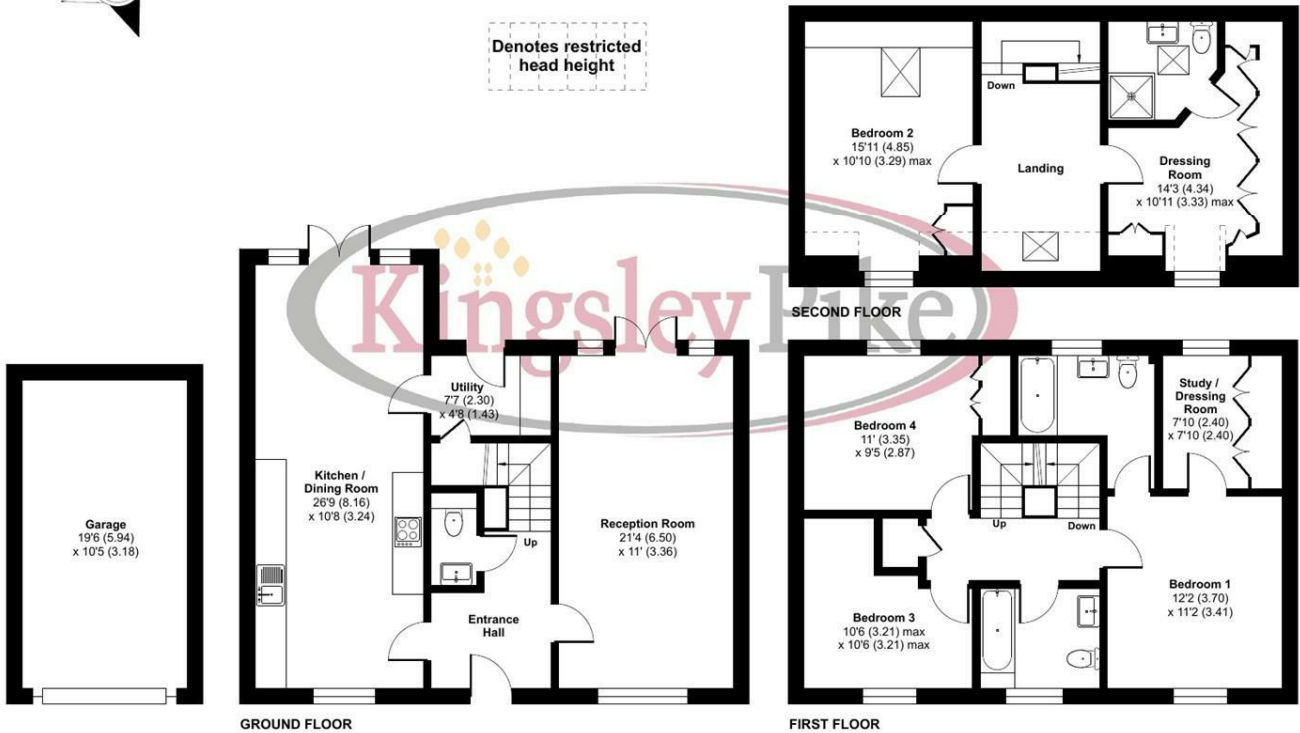
## Wheatfield Avenue, Chippenham, SN14

Approximate Area = 1756 sq ft / 163.1 sq m  
 Limited Use Area(s) = 39 sq ft / 3.6 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Total = 1998 sq ft / 185.5 sq m

For identification only - Not to scale

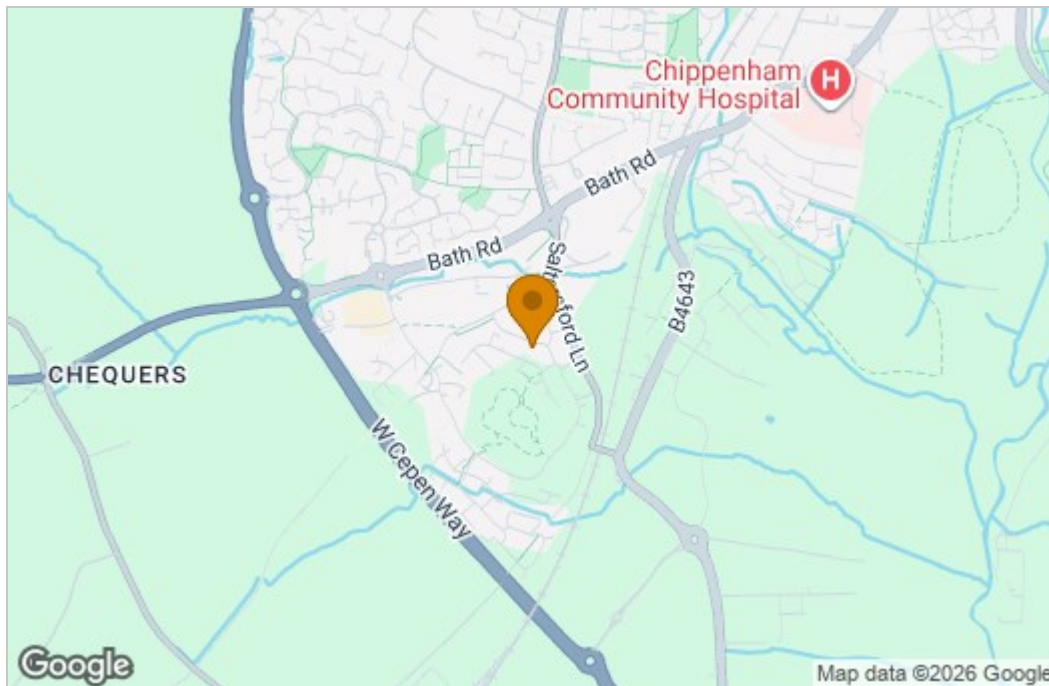


Denotes restricted head height

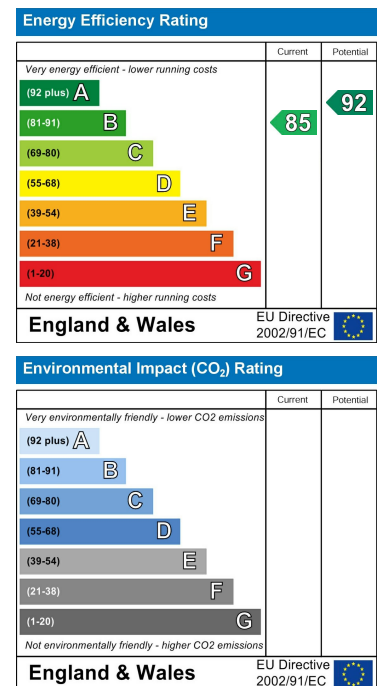


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2026. Produced for Kingsley Pike. REF: 1465052

# Area Map



# Energy Efficiency Graph



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