



39 Drake Crescent, Chippenham, SN14 0XH
Guide Price £440,000

The property is located on the Western side of Chippenham within a cul de sac. It offers excellent road links to the A350, A4 and M4 Jct. 17, with the main line railway serving London Paddington. A well presented, modern 4-bedroom home, with a tandem driveway leading to a single garage and electric car charger. There is side access to a private enclosed rear garden. Further benefits include double glazing, gas central heating, solar panels and a storage battery.

Entrance Hall



Double glazed front door, radiator, stairs to the first floor, under-stairs cupboard, door to the cloakroom, door to the lounge and door to the kitchen.

Cloakroom

Double glazed window to the front, radiator, toilet and wash hand basin.

Lounge



Double glazed bay window to the front, two radiators and entrance leading to the dining room.

Dining Room



Double glazed patio doors to the conservatory, radiator and door to the kitchen.

Conservatory



Double glazed windows and double glazed French doors leading in to the garden.

Kitchen



Double glazed window to the rear, radiator, floor

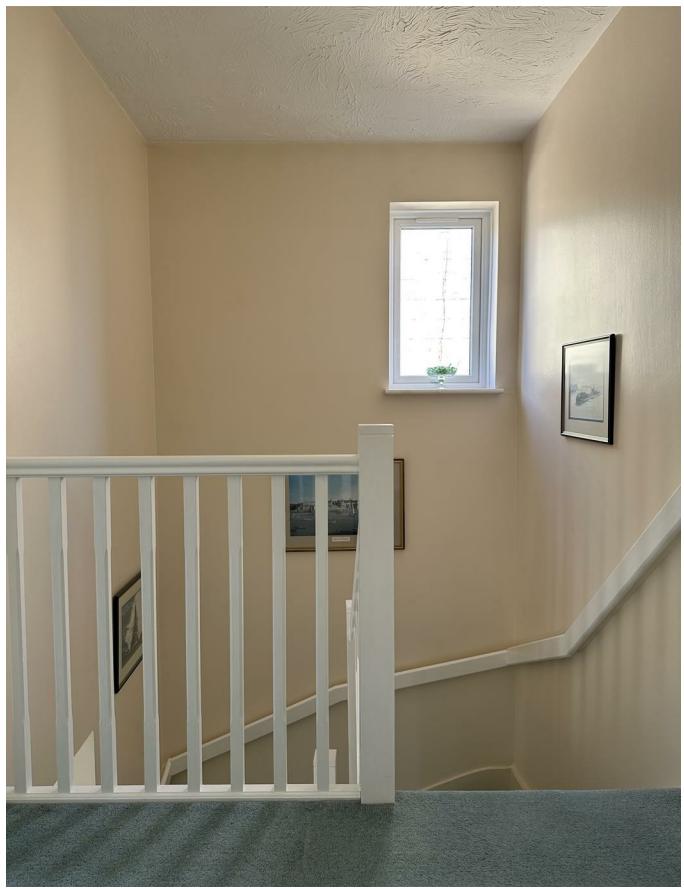
and wall mounted units, stainless steel sink and drainer, double oven, gas hob, extractor fan, space for a fridge/freezer and plumbing for a dishwasher.

Utility Room



Double glazed door to the side, radiator, stainless steel sink and drainer, plumbing for washing machine, space for a tumble dryer, wall mounted gas fired boiler (installed in 2023)

Landing



Double glazed window to the side, doors to all bedrooms and bathroom as well as the airing cupboard and access to the loft space.

Bedroom One



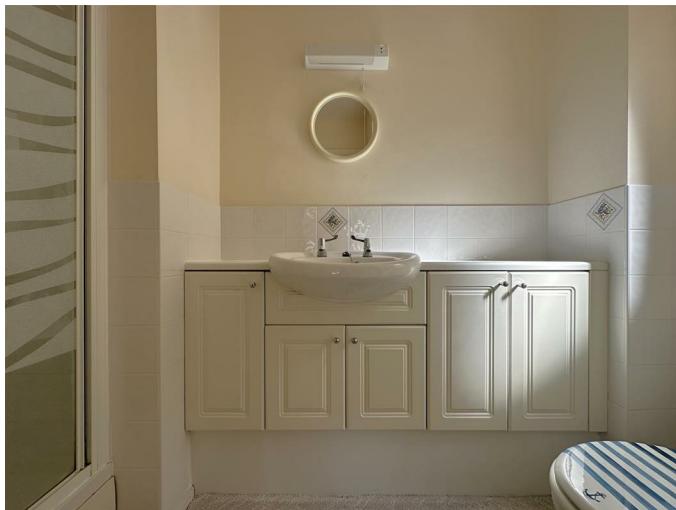
Double glazed bay window to the front, radiator, built in double and single wardrobe and door to the en suite.



Bedroom Three



En Suite



Double glazed window to the side, radiator, wash hand basin, toilet and shower cubicle.

Bedroom Two



Double glazed window to the rear and radiator.

Double glazed window to the rear and radiator.

Bedroom Four



Double glazed window to the front and radiator.

Bathroom



Double glazed window to the side, radiator, bath, wash hand basin, vanity storage and toilet.

Garage

Roll up door to the front, personal door to the rear, power and light. The inverter and battery for the solar panels are located within the garage.

Driveway

The driveway in front of the garage provides tandem parking for at least two cars. Should it be required the front of the property is laid to shingle stone that could provide an additional off road space. There is a Zappi electric car charger which will be included within the sale.

Garden



The rear garden is laid predominantly to shingle stone with areas of patio, garden shed and gated side access. There is also a personal door leading in to the rear of the garage.

Solar Panels

The property benefits from an owned outright solar system that was installed in 2023. The system comprises of a 4.25kWp solar set up paired with a 10.65kWh storage battery. Further information regarding electricity generation since its installation is available upon request.

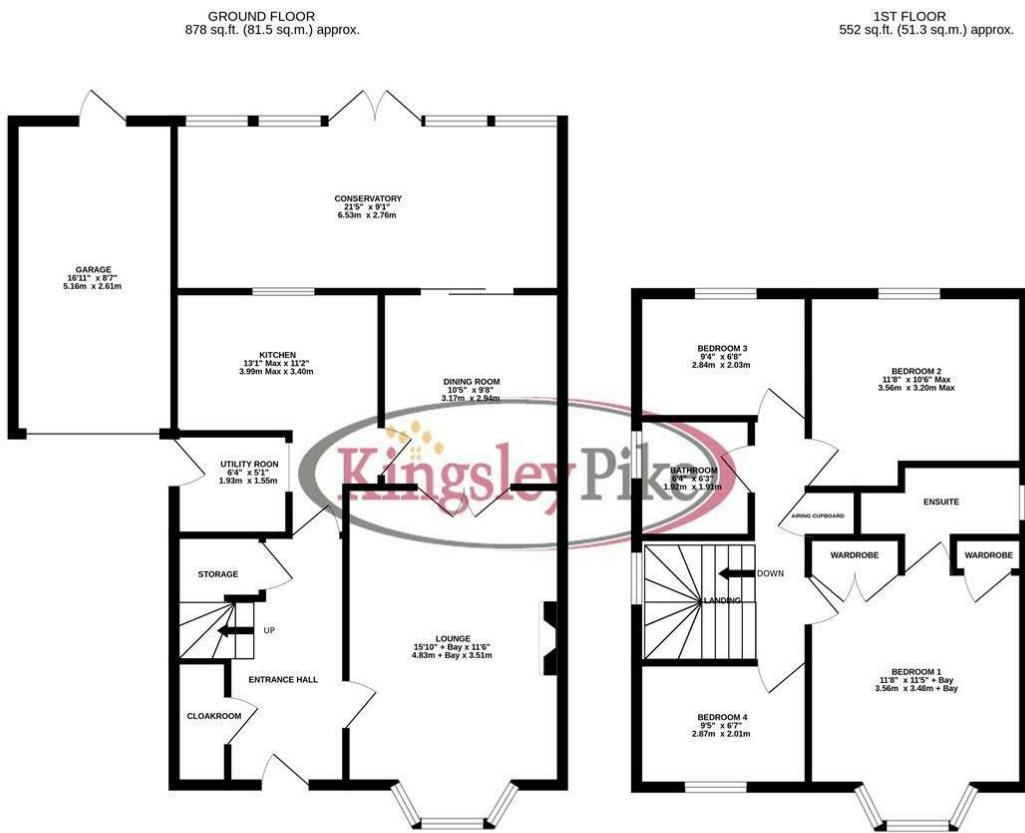
Council Tax

We are advised that the property is band E.

Tenure

We are advised by the .gov website that the property is Freehold.

Floor Plan



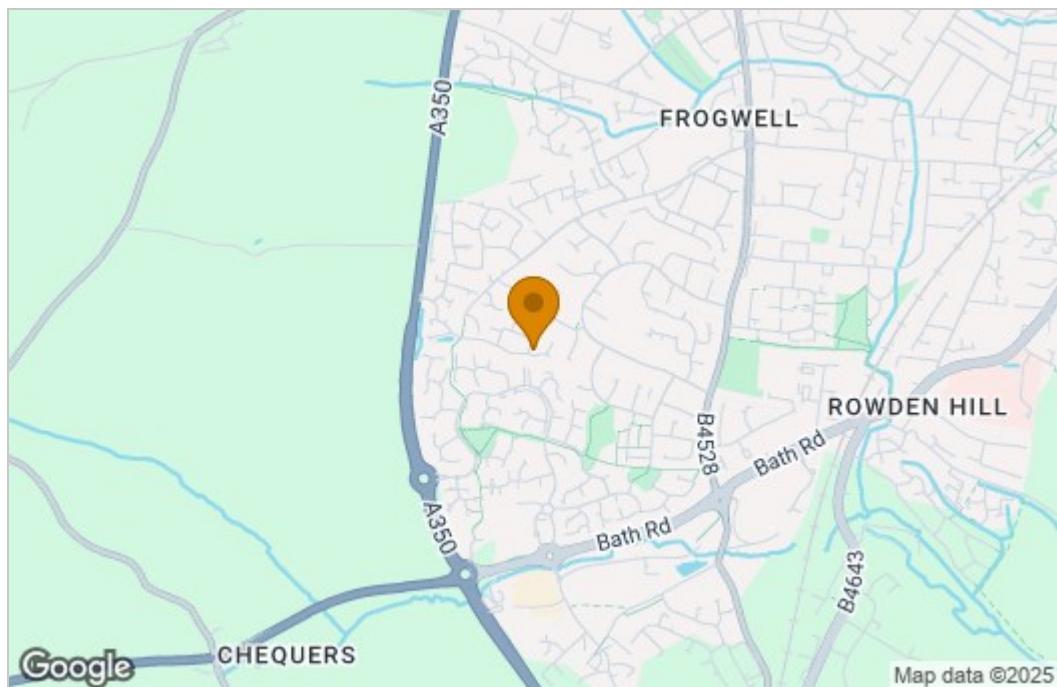
4 BEDROOM DETACHED HOUSE - SQFT INC GARAGE

TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.

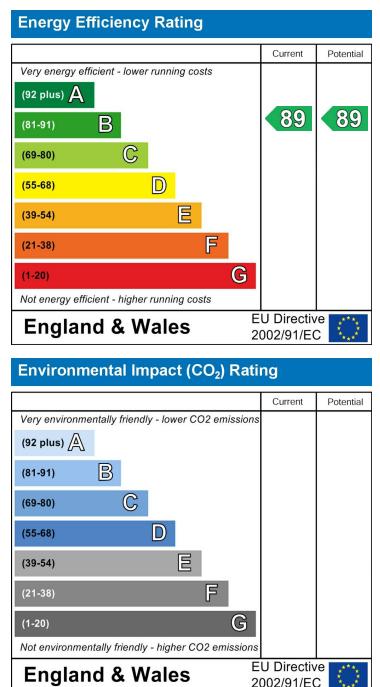
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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