



## **35 Clark Drive, Chippenham, SN15 1UJ**

**£395,000**

This well presented modern town house set opposite a nature break of mature trees has much to offer. Conveniently located for access in to the town, accessing the M4 motorway or for Hardenhuish and Sheldon Secondary Schools. Internally comprising; entrance hall, kitchen with integral appliances, cloakroom, lounge with bay window and French doors leading in to the garden, three bedrooms and a family bathroom on the first floor and on the top floor a 26' bedroom with seating area, dressing area with fitted wardrobes and en suite shower room. To the side the driveway comfortably parks two cars and leads to a generous garage with up and over door, power and light. An ideal family home.

## Entrance Hall



Double glazed front door, Amtico flooring, radiator, stairs to the first floor, doors to the cloakroom, kitchen and lounge/dining room.

## Cloakroom

Toilet, wash hand basin, radiator, Vinyl flooring.

## Kitchen/Breakfast Room 13'10" x 8'01" (4.22m x 2.46m)



Double glazed window to the front, radiator, floor and wall mounted units with Silestone work surfaces, inset sink and drainer with boiling water tap, gas hob, extractor fan, double electric oven, integral fridge/freezer, dishwasher, wine cooler, washing machine and space for a breakfast bar/table.



## Lounge 15'01" x 15' maximum (4.60m x 4.57m maximum)



Double glazed bay window with French doors leading in to the garden, two radiators, under stairs storage cupboard.



**Bedroom Three 12'02" x 8'06" (3.71m x 2.59m)**



Double glazed window to the front and radiator.

**Bedroom Four 9' x 6'03" (2.74m x 1.91m)**



### **First Floor Landing**

Doors to three bedrooms, bathroom, airing cupboard and stairs to the second floor.

**Bedroom Two 14'05" x 8'06" (4.39m x 2.59m)**



Double glazed window to the rear and radiator.



Double glazed window to the rear and radiator.

**Family Bathroom 6'11" x 6'02" (2.11m x 1.88m)**



Double glazed window to the front, radiator, toilet, wash hand basin, extractor fan, part tiled, Vinyl flooring, bath with shower screen and mains shower over.

### **Second Floor Landing**

Storage cupboard and door to the main bedroom.

**Bedroom One 26'10" x 15' maximum (8.18m x 4.57m maximum)**



Two Keylite windows to the rear, two radiators, seating area, dressing area with fitted wardrobes and door to the en suite.



**En Suite shower Room 8'01" x 6'03" (2.46m x 1.91m)**

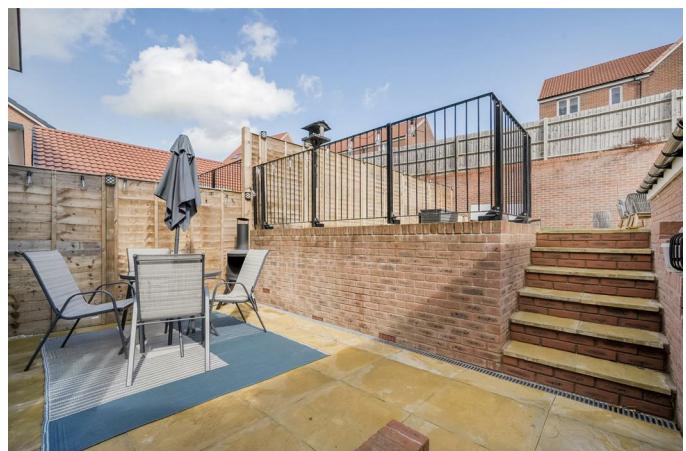


Double glazed window to the front, radiator, toilet, wash hand basin, part tiled with shower cubicle with mains shower.

**Rear Garden**



Landscaped to provide an immediate area of patio outside of the lounge, steps lead to a raised area of lawn with railings and raised deck seating space. A gate provides access to the driveway and garage.





### **Garage 20'04" x 10'09" (6.20m x 3.28m)**

Up and over door to the front, power and light.

### **Driveway**

Providing two spaces for two cars.

### **Tenure**

We are advised by the .gov website that the property is Freehold. There is an annual estate management charge in the region of £160 for 24/25.

### **Council Tax**

We are advised by the .gov website that the property is band D.

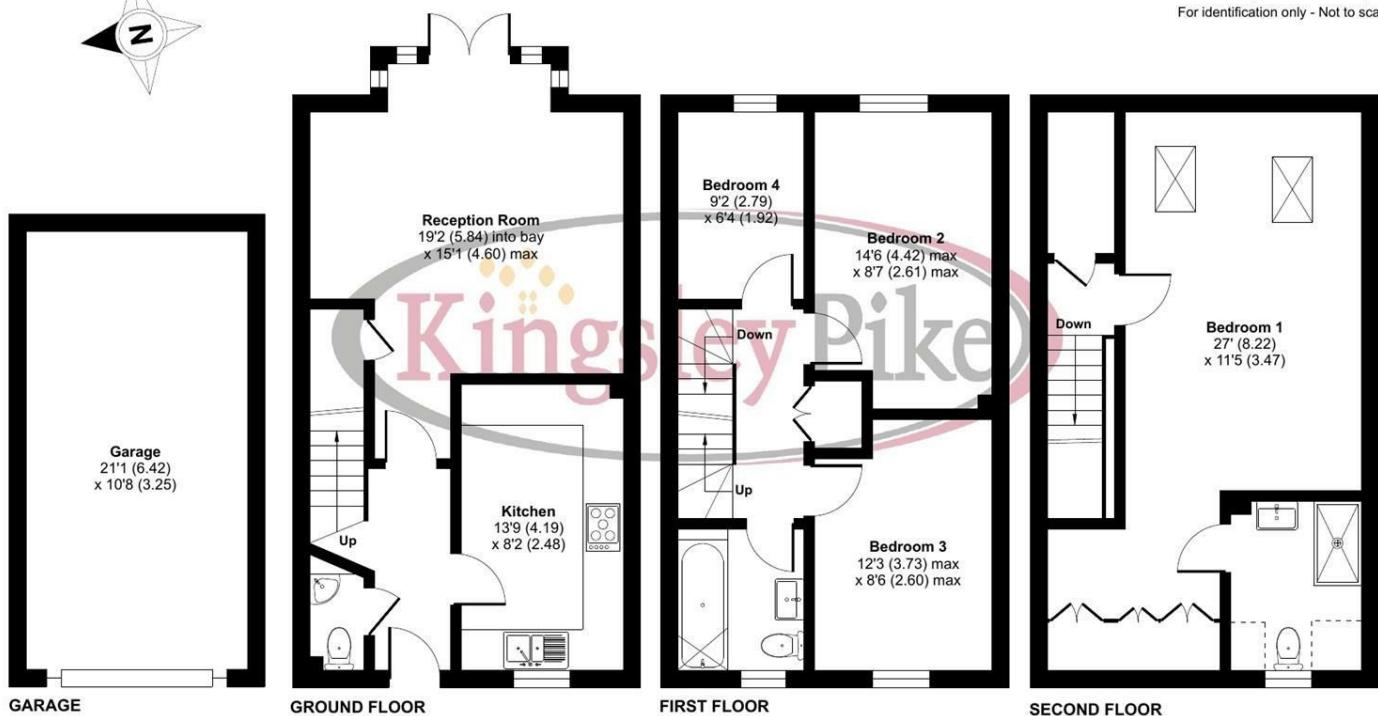
## Floor Plan

Denotes restricted head height



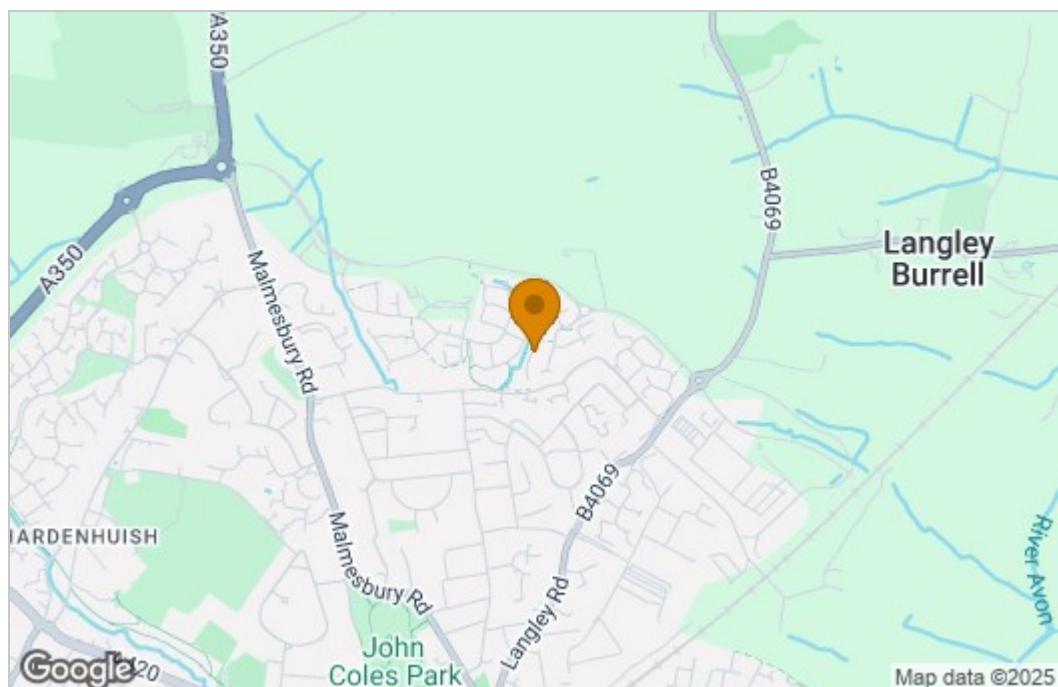
### Clark Drive, Chippenham, SN15

Approximate Area = 1223 sq ft / 113.6 sq m  
 Limited Use Area(s) = 10 sq ft / 0.9 sq m  
 Garage = 225 sq ft / 20.9 sq m  
 Total = 1458 sq ft / 135.4 sq m  
 For identification only - Not to scale

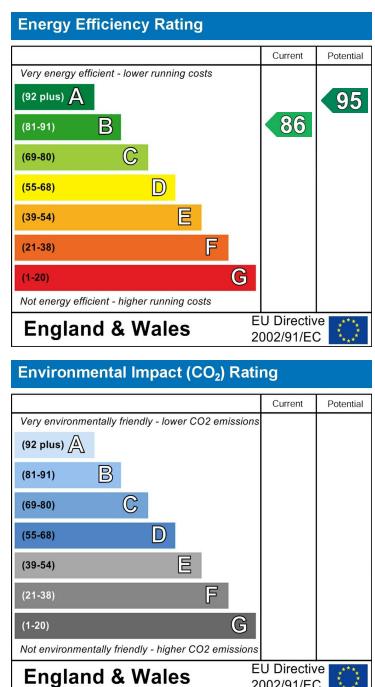


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Kingsley Pike. REF: 1348074

## Area Map



## Energy Efficiency Graph



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