



2 St. Mellion Close, Chippenham, SN15 3XN

£575,000

Located on the popular development of Monkton Park, within close proximity to the Main Line Railway Station and the town centre, a four bedroom detached house with open aspect to the front.

The property is situated at the end of a cul de sac. To the rear there is an enclosed garden laid mainly to lawn with gated side access, to the front there is a driveway providing off road parking and access to the double garage. The property benefits from double glazing and gas central heating.

Entrance Hallway



Front door leads into entrance hallway, stair case to first floor, radiator.

Cloakroom

Double glazed window, W.C, hand basin, radiator.

Living Room 17'11" into bay x 11'0" (5.46m into bay x 3.35m)



Double glazed bay window to front, fireplace, radiator, doors to dining room.

Dining Room 11'0" x 9'09" (3.35m x 2.97m)



Double glazed patio doors to garden, radiator.

Study 7'08" x 6'09" (2.34m x 2.06m)



Double glazed window, radiator.

Kitchen Breakfast Room 12'10" x 10'11" (3.91m x 3.33m)



Double glazed window, laminated work tops with a range of cupboards and drawers, inset sink unit, inset gas hob with cooker hood, fitted electric oven, integrated dishwasher, door to utility.



Utility 6'07" x 5'0" (2.01m x 1.52m)

Door to garden, work tops with cupboards and drawers, inset stainless steel sink unit, plumbing and space for washing machine, wall mounted gas boiler.

Lobby

Inner Lobby from the utility with door to garage.

Landing

Access to loft, doors to all bedrooms and bathroom, built in airing cupboard.

Bedroom One 11'10" x 10'11" (3.61m x 3.33m)



Double glazed window, built in wardrobes, radiator, door to en suite.

En Suite



Double glazed window, fully tiled shower cubicle, hand basin, W.C, radiator.

Bedroom Two 13'10" x 9'0" (4.22m x 2.74m)



Double glazed window, radiator.

Bedroom Three 12'08" x 9'07" (3.86m x 2.92m)



Double glazed window, radiator.

Bedroom Four 10'02" x 9'01" (3.10m x 2.77m)



Double glazed window, radiator.

Family Bathroom



Double glazed window, panelled bath with over bath shower, pedestal hand basin, W.C, radiator.

Outside

Rear



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

Front



Open Aspect, driveway providing off road parking and access to the double garage.

Double Garage 17'05" x 17'06 (5.31m x 5.33m)

Two up and over doors to the front, dividing wall, power and light, storage space over rafters.

Tenure

GOV.UK advise Freehold.

Council Tax Band

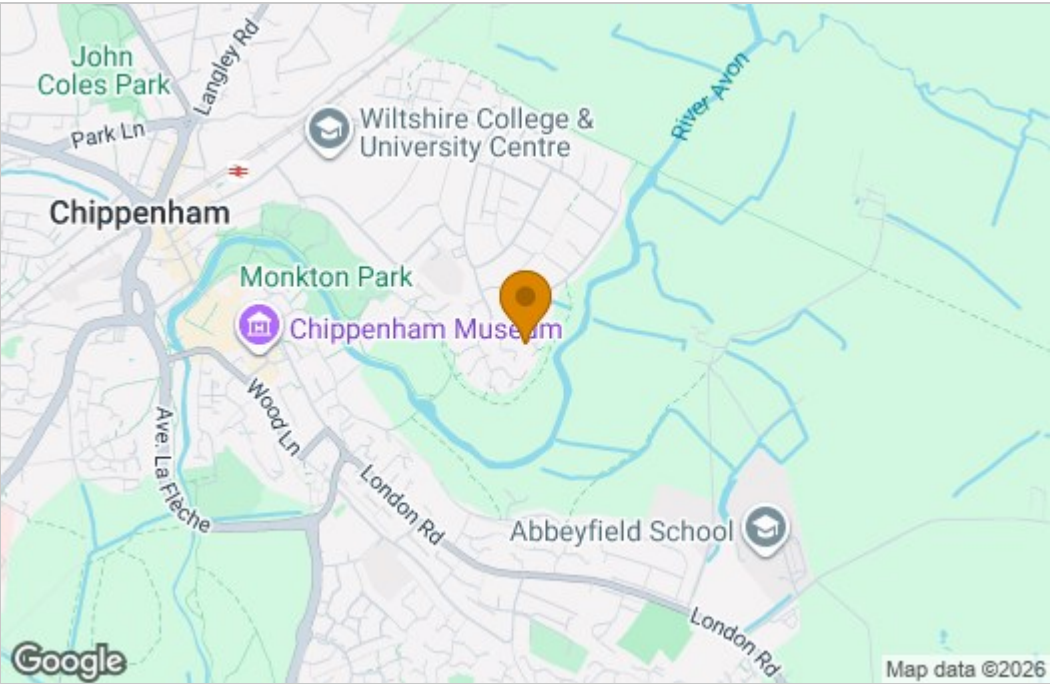
GOV.UK advise Band F.

Floor Plan

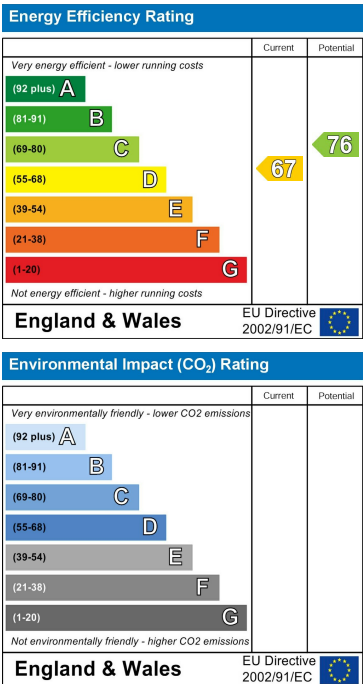


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown 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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