



**21 Erleigh Drive, Chippenham, SN15 2NQ**

**£675,000**

Situated at the end of a well regarded cul de sac within the centre of Chippenham, having been substantially updated and improved by the current owner within the last two years, an extended family home with detached double garage and driveway parking. With flexible accommodation arranged over three floors, it offers four reception rooms and five bedrooms including the impressive 25'07" x 12'10" bedroom with multiple Velux windows on the top floor. To the rear is a generous and well maintained garden laid to lawn with a patio and summerhouse at the rear.



## 21 Erleigh Drive

Double doors give convenient and practical access in to the entrance porch with welcome matt, space for bags and coats, full height glazed windows and glazed door which leads in to the hallway.

The hallway has double doors to the dining room, doorway to the cloakroom, stairs to the first floor and doorway in to the living room. LVT flooring flows throughout the ground floor providing a feel of flow and space.

The sitting room is well sized with room for all the family to socialise. There is a box bay window to the front with fitted plantation shutters (which can also be found in a number of other rooms throughout), feature gas fire and French doors leading in to the glass roofed conservatory that makes a perfect office.

Having a separate dining room gives the opportunity for formal dining but could be opened up in to the kitchen to provide an L shaped kitchen/dining room for those wanting a more open plan space.

The newly fitted kitchen is a particular highlight of this home. The three double glazed windows to the rear allow plenty of light to flood in to the room. There are a range of floor and wall mounted units, integral double Smegg electric ovens, Neff Induction Hob, Smegg extractor over, space for a dishwasher, space for an American style fridge/freezer, range of larder style cupboards and on the wall the new gas fired boiler installed in 2023. French doors open in to the second conservatory that is used as a playroom but would also work well as an area for gym equipment.

On the first floor there are four double bedrooms, a shower room and separate utility room. Bedroom one is located at the front of the property and benefits from the morning sun. It has built in wardrobes, fitted plantation shutters with black out blinds and a modern en suite bathroom with his and hers sinks.

Bedroom two and four benefit from views over the garden and the town beyond. Bedroom three is an excellent child's bedroom with an interesting extra space under the staircase ideal for reading.

On the top floor the 25' bedroom with three Velux windows and ample eaves storage has the space for bedroom and living furniture. There is potential to add an en suite and create an impressive main

bedroom. It could also be a fantastic space for a teenage child or relative wanting that bit of extra space.

The rear garden has been opened up by the current owner. Working with specialist tree surgeons they have removed a number of overgrown trees and shrubs whilst trimming and maintaining others allowing substantially more light in to the garden. With the addition of new fencing, an additional patio seating area and summer house with store it is a wonderful space for entertaining.

The double garage has two up and over doors to the front, personal door to the side, power, light and eaves storage. In front there is space for at least three cars to be parked on the private driveway.

## Location

Erleigh Drive is a popular cul de sac of similar sized homes, roughly 0.5 miles walk from the Town Centre and 0.7 miles from the Mainline Train Station to London Paddington. The nearest Primary School (Ivy Lane) is around 0.4 miles walk, there are three Secondary Schools each within 2 miles. The M4 motorway junction 17 is 4.5 miles drive.

## Porch

## Entrance Hall



**Cloakroom**



**Conservatory**



**Lounge**

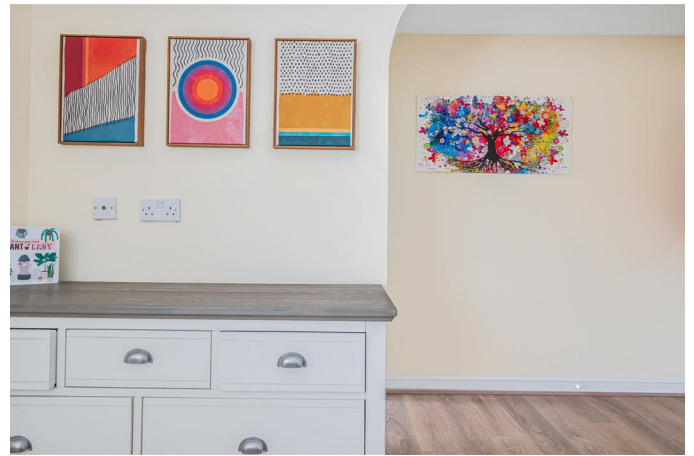


**Dining Room**





## Kitchen



## Conservatory

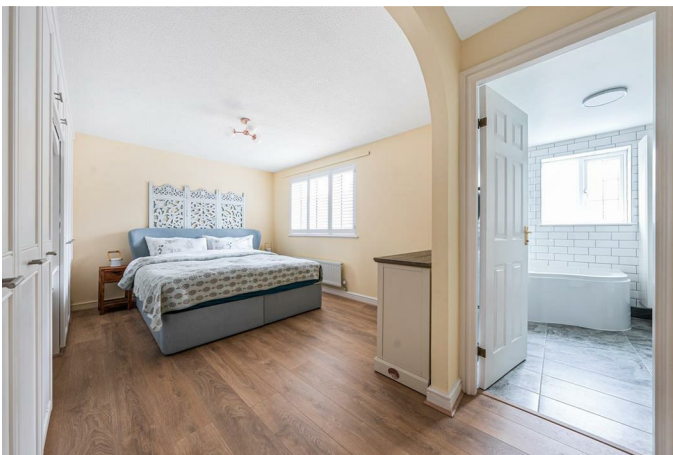


## En Suite



## First Floor Landing

### Bedroom One



## Bedroom Two





**Bedroom Three**



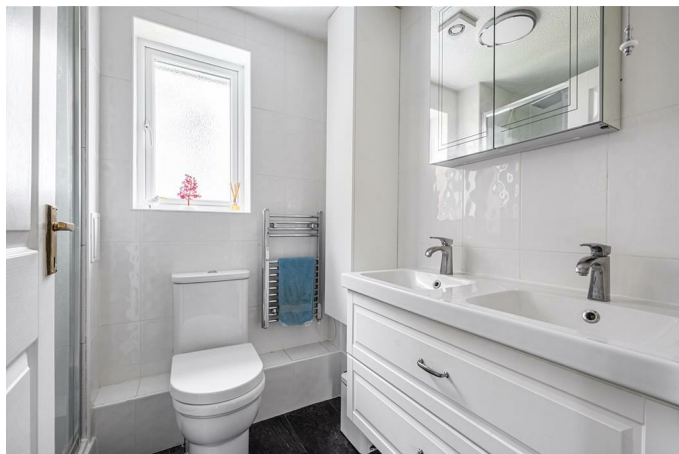
**Bedroom Five**



**Bedroom Four**



**Shower Room**



**Rear Garden**



**Laundry Room**  
**Second Floor**

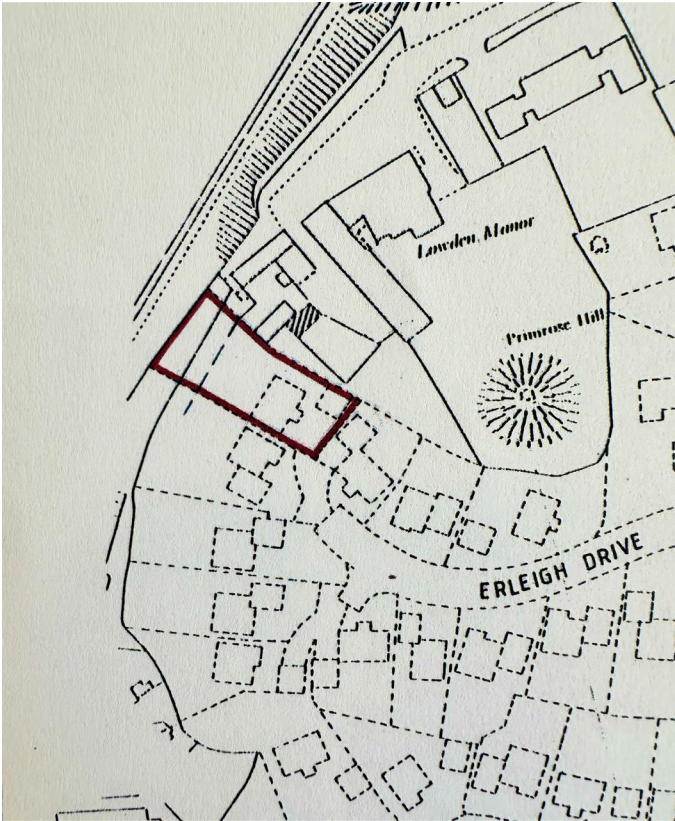




**Detached Double Garage**

**Driveway**

**Tenure**



The owner has confirmed the property is Freehold.

**Council Tax**

We have confirmed via the .Gov website that the tax band is F

**Agents Notes**

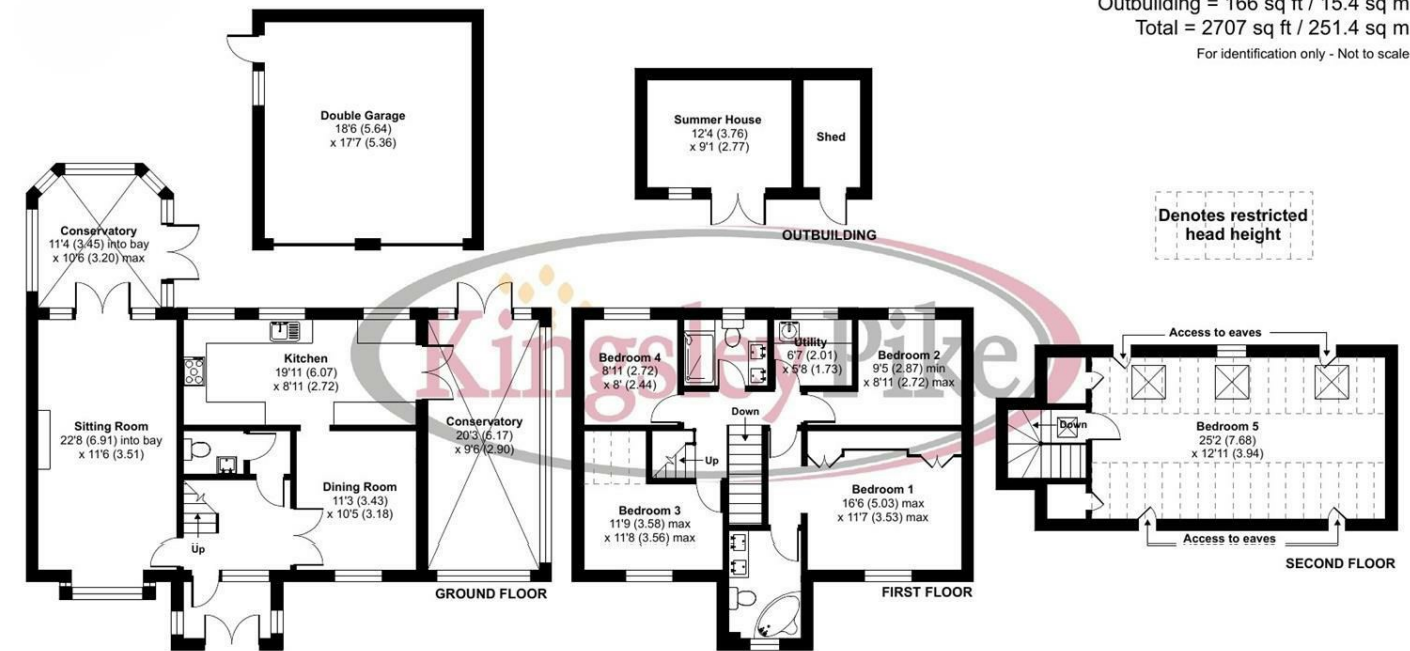


We are aware that there are Tree Preservation orders (TPO's) some trees in the back garden of the property. We also wish to advise that the train line runs behind the back boundary of the property.

Floor Plan

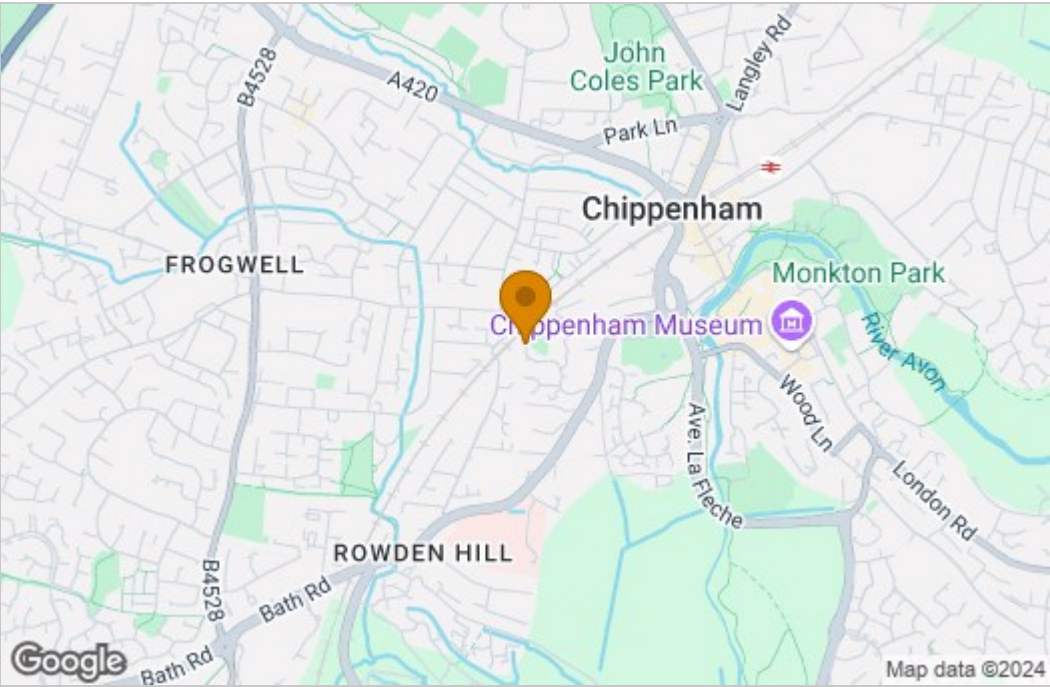
Erleigh Drive, Chippenham, SN15

Approximate Area = 1951 sq ft / 181.2 sq m  
Limited Use Area(s) = 264 sq ft / 24.5 sq m  
Garage = 326 sq ft / 30.2 sq m  
Outbuilding = 166 sq ft / 15.4 sq m  
Total = 2707 sq ft / 251.4 sq m  
For identification only - Not to scale

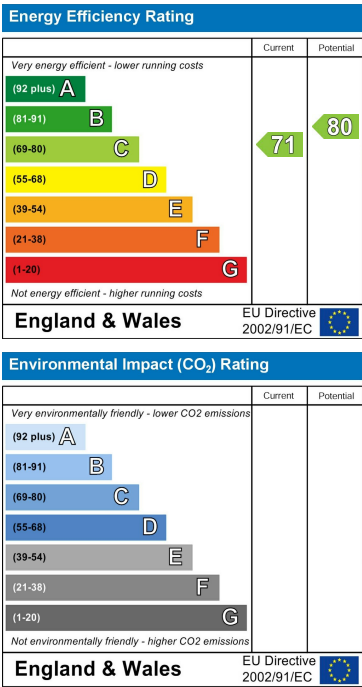


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Kingsley Pike. REF: 1204637

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

63 New Road, Chippenham, Wiltshire, SN15 1ES  
Tel: 01249 464844 Email: sales@kingsleypike.co.uk <https://www.kingsleypike.co.uk>