



**36 Neath Drive, Chippenham, SN15 1UU**

**£374,950**

Set on a corner plot with an open aspect, an extremely well presented detached home with the benefit of a detached single garage and driveway parking for at least two cars. Internally comprising; entrance hall, lounge with French doors leading in to the landscaped garden, kitchen/dining room with space for a family sized table and chairs, separate utility room with door to the driveway and downstairs toilet. On the First floor there is a master bedroom with dressing area and en suite, two further bedrooms and bathroom. A PERFECT FAMILY HOME.



### Entrance Hall

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

### Lounge



Double glazed window to the front, double glazed French doors lead to the garden, LVT flooring, two radiators.

### Kitchen/Dining Room



Double glazed window to the front, double glazed windows to the side, LVT flooring, two radiators, space for a family table and chairs, range of floor and wall mounted units, gas hob, electric oven, extractor fan, one and a half bowl sink and drainer, tiled splashes, fridge/freezer, dishwasher and door to the utility room.

### Utility Room

Double glazed door leading to the driveway, radiator, LVT flooring, base units with plumbing for a washing machine, wall mounted gas fired boiler and door to the cloakroom.

### Cloakroom

LVT flooring, radiator, toilet, wash hand basin.

### Landing



Double glazed window to the rear, loft access, storage cupboard over the stairs and doors to all bedrooms and the family bathroom.

### Bedroom One



Double glazed window to the front and side, two radiators, dressing area and door to the en suite.

### En Suite



Double glazed window to the front, radiator, LVT flooring, tiled walls, wash hand basin, toilet and double shower cubicle.

### Bedroom Two



Double glazed windows to the front and side, laminate flooring and radiator.

### Bedroom Three



Double glazed window to the side, laminate flooring and radiator.

### Bathroom



Double glazed window to the front, radiator, toilet, wash hand basin and bath with partially tiled walls.

### Gardens



A particular feature of the home is the landscaped walled garden with areas of Porcelain tiled patio on the upper and lower parts of the garden, artificial lawn, raised beds and timber pergola offering covered seating space. There is an outside tap and electrical sockets.

### Garage



Up and over door, light and power.

### Driveway

Parking for at least two cars in front of the garage.

### Tenure

We are advised by the .gov website that the property is FREEHOLD. There is an estate management charge payable for the upkeep of the area of circa £168 per year.

### Council Tax

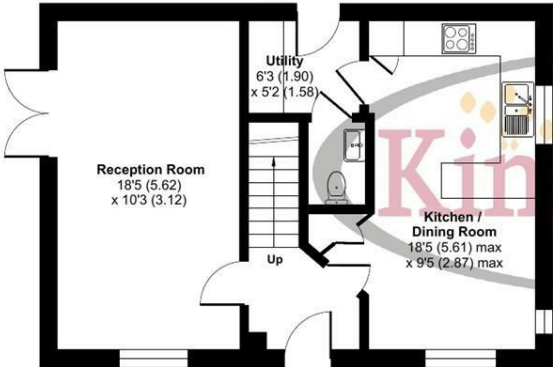
We are advised by the .gov website that the property is band E.



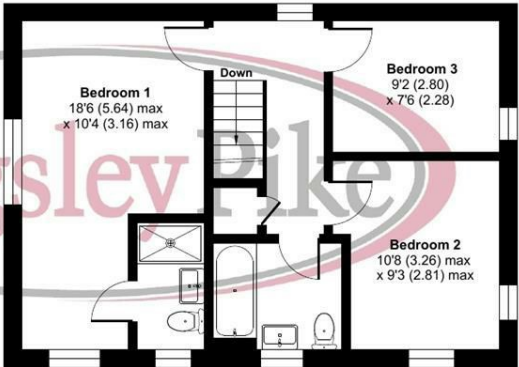
Floor Plan

Neath Drive, Chippenham, SN15

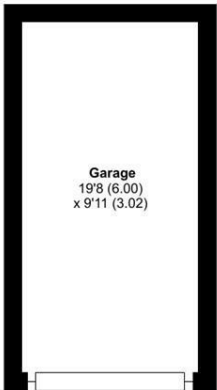
Approximate Area = 988 sq ft / 91.7 sq m  
Garage = 195 sq ft / 18.1 sq m  
Total = 1183 sq ft / 109.8 sq m  
For identification only - Not to scale



GROUND FLOOR

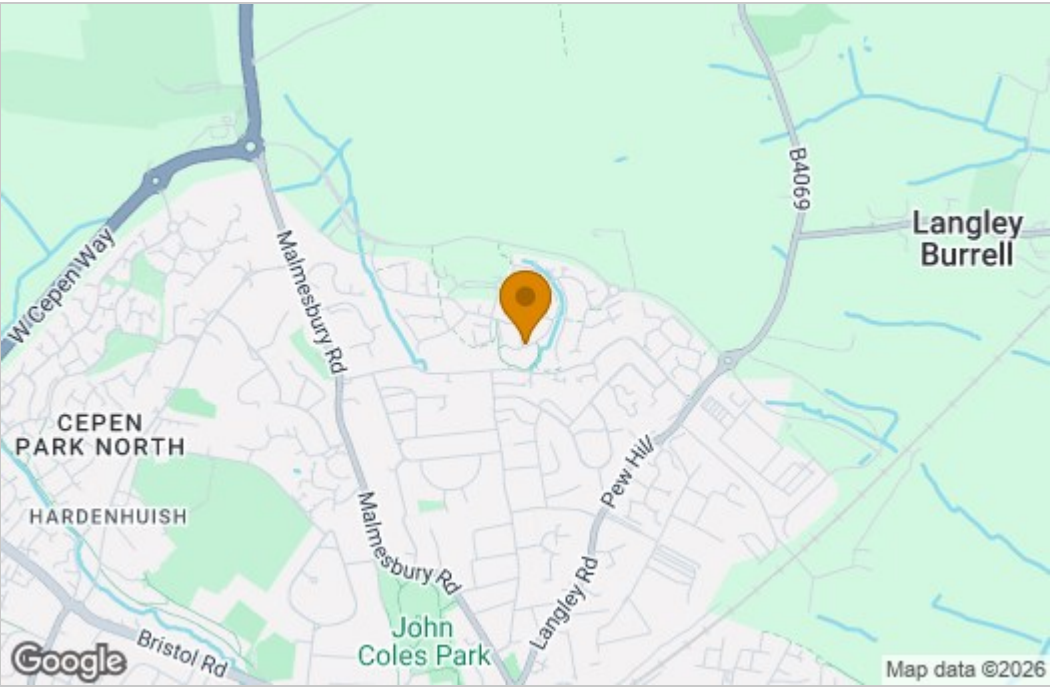


FIRST FLOOR

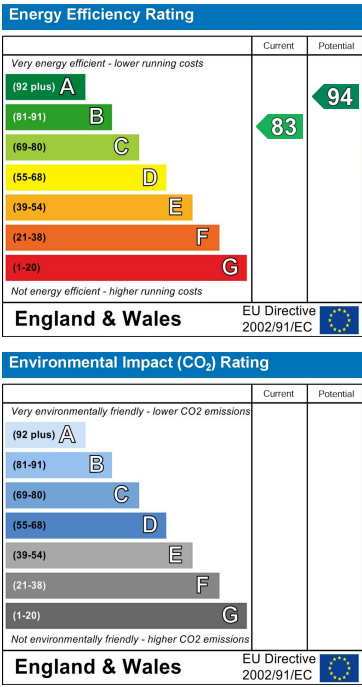


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Kingsley Pike. REF: 1402832

Area Map



Energy Efficiency Graph



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