



**Connells**

Oak Road  
Chippenham



## Property Description

Located in a desirable residential area, within easy access to the A350, this attractive detached home situated in a cul-de-sac, offers spacious and well-designed accommodation, ideal for modern family living.

The property features three generously sized bedrooms, including a principal bedroom benefitting from its own ensuite shower room, providing both comfort and privacy. A well-appointed family bathroom serves the remaining bedrooms.

On the ground floor, the home boasts two versatile reception rooms, offering flexible space that can be used as a formal living room, dining area, or additional family room — perfect for entertaining guests or relaxing with family. The layout allows for a natural flow of light and space throughout.

Externally, the property benefits from a single garage, providing secure parking or useful storage, along with additional driveway space. There is a secluded garden to the rear.

A wonderful opportunity to acquire a well-balanced and comfortable home suited to a variety of buyers.

## Ground Floor

### **Entrance Hall**

Stairs to First Floor Landing. Doors to Cloakroom and Sitting Room. Storage cupboard.

### **Cloakroom**

Window to front. Suite comprising low level WC and wash hand basin.

### **Sitting Room**

Window to front. Door to Kitchen/Diner.

### **Kitchen/Diner**

Fitted with a matching range of base and wall units with granite work surfaces over with inset sink and drainer and granite breakfast bar. Integrated oven and hob. Plumbing for washing machine and dishwasher. Door to side and window to rear.

### **Lounge**

Window to rear. French doors to side.

## First Floor

### **Landing**

Stairs from Ground Floor. Doors to all rooms. Built in cupboard.

### **Bedroom One**

Opening through to Dressing Area with window to rear. Door to Ensuite.

### **Ensuite**

Window to side. Suite comprising low level WC, wash hand basin and shower cubicle.

### **Bedroom Two**

Window to front.

### **Bedroom Three**

Window to front.

### **Bathroom**

Window to rear. Suite comprising low level WC, vanity wash hand basin and bath with shower over. There is also plumbing for washing machine and space for tumble drier.

## Outside

### **Front**

Steps up to the front entrance. Mature shrub borders.

### **Garage**

Single garage with up and over door.

### **Rear Garden**

Fully enclosed. Laid to patio and lawn.









Total floor area 103.4 m<sup>2</sup> (1,113 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: D

Tenure: Freehold

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