

for sale

£340,000



## Rose Drive Chippenham SN15 1GD

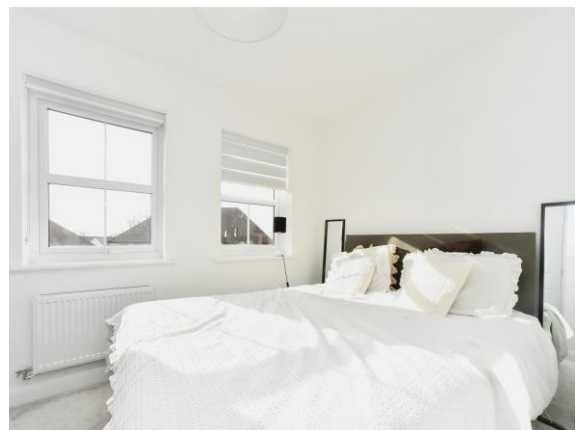
A modern End Terraced House presented in IMMACULATE order throughout and comprising Hallway, Cloakroom, Lounge, and Kitchen/Diner to the Ground floor with Three Bedrooms, Ensuite and Family Bathroom to the First Floor. Rear Garden. Two allocated parking spaces to the front of the property.



# Rose Drive Chippenham SN15 1GD

## Description

Located in the highly sought-after Birds Marsh View estate in Chippenham, this modern three-bedroom end-terrace home offers a blend of contemporary design and practical living spaces. The property features a spacious sitting room, an open-plan kitchen/dining area ideal for family gatherings, and a convenient WC on the ground floor. The main bedroom boasts an en-suite, complemented by two additional bedrooms and a family bathroom. Externally, the home benefits from dedicated parking and a well-maintained rear garden, perfect for outdoor relaxation. Birds Marsh View is designed to foster a vibrant community atmosphere. Residents will enjoy access to play areas, 2.4 acres of allotments, and a proposed local centre. The development is set within 11 acres of open space, providing ample opportunities for outdoor activities.



## Accommodation

### Ground Floor

#### Entrance Hall

Entrance door to front. Door to Cloakroom. Door to Lounge.

#### Cloakroom

Suite comprising low level WC and wash hand basin. Extractor fan. Radiator.

#### Lounge

17' x 15' ( 5.18m x 4.57m )

Window to front. Radiator. Door to inner lobby. Under stairs storage cupboard.

#### Inner Lobby

Stairs to First Floor. Door to Kitchen/Diner.

#### Kitchen/Diner

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated electric oven and hob with cooker hood over. Plumbing for washing machine. Window to rear. French doors to rear. Radiator.

### First Floor

#### Landing

Stairs from Ground Floor. Airing cupboard.

#### Bedroom One

10' 7" x 8' 8" including wardrobe ( 3.23m x 2.64m including wardrobe )

Two windows to rear. Radiator. Built in wardrobe. Door to Ensuite.

#### Ensuite

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

#### Bedroom Two

10' 10" x 8' 7" ( 3.30m x 2.62m )

Window to front Built in wardrobe. Radiator.

#### Bedroom Three

7' 5" x 7' 2" ( 2.26m x 2.18m )

Window to front. Radiator.

#### Bathroom

Suite comprising low level WC, wash hand basin and bath. Heated towel rail. Window to side.

### Outside

#### Front

Shrub borders.

#### Rear Garden

Fully enclosed. Laid to lawn.





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.focalagent.com

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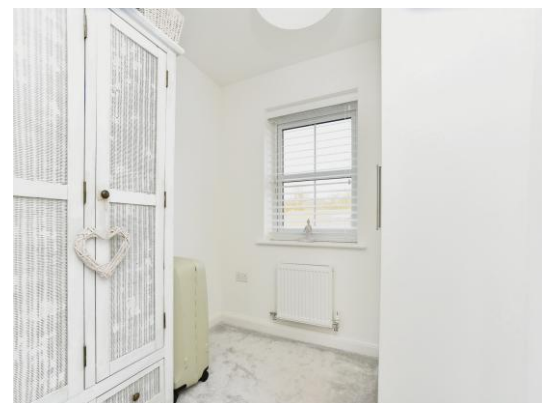
59 Market Place  
 CHIPPENHAM SN15 3HL

Property Ref: CHM306652 - 0005

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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