



📍 5 Walnut Drive, Chippenham, SN15 1FS

🔗 Offers In Excess Of £300,000

An immaculately presented, contemporary three-bedroom semi-detached home, pleasantly tucked away in a sought-after cul-de-sac within the popular Birds Marsh View development.

- Beautifully Presented, Modern Three-Bedroom Semi-Detached Home
  - Situated in a Sought-After Cul-De-Sac on the Popular Birds Marsh View Development
  - Contemporary Kitchen/Breakfast Room with Breakfast Bar
  - Spacious Sitting/Dining Room with Direct Access to the Rear Garden
  - Generous Principal Bedroom with En-Suite Shower Room
  - Two Further Well-Proportioned Bedrooms
  - Modern Bathroom with Shower Over
  - Two Driveway Parking Spaces to the Front
  - Excellent Access to the M4-Junction 17
  - Vendor Suited
- 🏠 Freehold

🏠 EPC Rating B



A beautifully presented, modern three-bedroom semi-detached home, ideally positioned within a sought-after cul-de-sac on the popular Birds Marsh View development.

This stylish property offers well-balanced and thoughtfully designed accommodation briefly comprising: an entrance hall, convenient cloakroom, contemporary kitchen/breakfast room complete with breakfast bar, and a spacious sitting/dining room with direct access to the rear garden — ideal for both relaxing and entertaining.

Upstairs, the first floor features a generous principal bedroom with en-suite shower room, two further well-proportioned bedrooms, and a modern family bathroom with shower over.

Externally, the home benefits from two driveway parking spaces to the front, along with gated side access leading to a private, enclosed rear garden with patio seating area, perfect for outdoor dining.

Situated in a desirable residential setting with the vendor suited, this superb home would make an ideal purchase for first-time buyers, growing families, or downsizers alike.

#### **Situation**

The property is located on the newly established and highly regarded Birds Marsh development, and is within access of the town centre and all amenities which include a public library and the pleasant Monkton Park with a nine hole golf course and riverside walks and cycleways. There is convenient pedestrian access to the mainline railway station (London Paddington - approx. 75 minutes). The M4 motorway, the A4 and the A420 offer excellent motor commuting to the major centres of Bath, Bristol, Swindon & London. There is a wide range of private schooling and Chippenham also offers secondary schools and primary schools, together with further education at Wiltshire College.

#### **Property Information**

Council Tax Band; D

Freehold

Mains Services

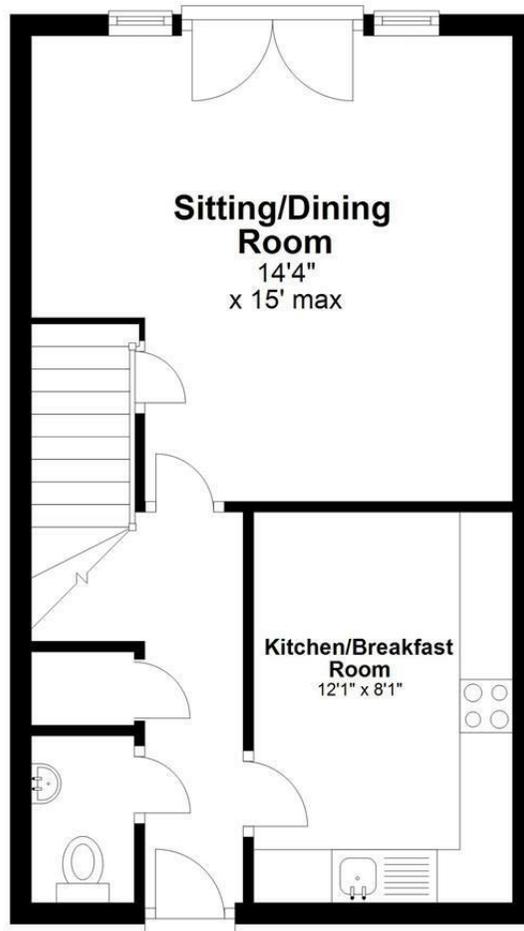
Gas Central Heating

EPC Rating; B



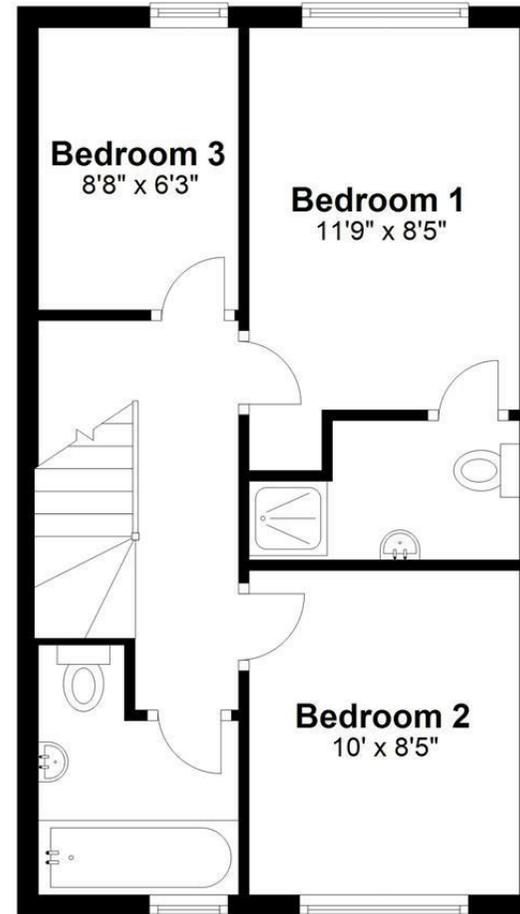
## Ground Floor

Approx. 400.5 sq. feet



## First Floor

Approx. 400.5 sq. feet



Total area: approx. 801.0 sq. feet

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