



⑨ 14 Wheatfield Avenue, Chippenham, Wiltshire, SN14 0FX

⌚ £370,000

A modern, stylish, three double bedroom, semi-detached townhouse, with landscaped rear garden, single garage and driveway, on the highly desirable and newly established Hilltop View development, on the west side of Chippenham.

- Semi-Detached Townhouse
- Stylish, Contemporary Accommodation
- Three Double Bedrooms
- Principal Bedroom with Dressing Area & En-Suite
- Superb Kitchen / Diner with French Doors
- Cloakroom & Family Bathroom
- Landscaped Rear Garden
- Single Garage & Driveway Parking
- Popular Hilltop View Development
- Desirable West Side of Chippenham

❖ Freehold

㉚ EPC Rating B



A modern three bedroom semi-detached townhouse, superbly positioned on the highly sought after and newly established Hilltop view development, on the popular west side of Chippenham. The property offers well-proportioned, and beautifully presented accommodation, with versatile living arrangements.

The accommodation is arranged over three levels, and briefly comprises; entrance area, sitting room with double doors through to the stunning kitchen / diner, which benefits from french doors to the rear patio area, and provides the perfect space for socialising and hosting. There is also a utility area and cloakroom on the ground level. On the first floor are two double bedrooms, and the family bathroom, which benefits from both a separate bath and shower. The principal suite can be found on the top level, comprising of a large bedroom with fitted wardrobes, dressing area, and en-suite shower room.

Externally there is a private, enclosed, landscaped rear garden, laid predominantly to lawn, but with a lovely patio seating area, and pretty raised beds. There is also a single garage and driveway parking in front.

#### **Situation**

Hilltop View is a new development which is well placed on the South Western side of Chippenham with access to the A4, A420 and the M4 motorway thus offering good motor commuting to the larger centres of Bath, Bristol, Swindon and London. The development is close to a large Sainsburys supermarket with a pharmacy along with two of the town's highly reputable senior schools are within easy reach. A more comprehensive range of amenities are to be found in the nearby town centre including a mainline railway (London-Paddington), college and sports facilities.

#### **Property Information**

Council Tax Band; D

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Fired Central Heating

EPC Rating; B

Approximately 6 years of the NHBC guarantee remaining

Annual Development Charge: £192



# Wheatfield Avenue, Chippenham, SN14

Approximate Area = 1184 sq ft / 109.9 sq m

Limited Use Area(s) = 79 sq ft / 7.3 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1465 sq ft / 135.9 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). ©niches.com 2025. Produced for Strakers. REF: 1281106

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