



📍 21 Gainey Gardens, Chippenham, SN15 1UG

🏠 Price Guide £390,000

A beautifully presented four bedroom detached home finished to a high specification offering modern contemporary living.

- Modern Detached House
- Four Bedrooms, Three Doubles
- Principal Bedroom with En-Suite Shower Room
- Beautifully Presented, Contemporary Accommodation
- Large Kitchen / Dining Room
- Cloakroom & Utility Room
- Enclosed Split-Level Garden
- Single Garage & Driveway
- Close to Railway Station & Motorway
- Popular Birds Marsh View Development

🏡 Freehold

🏠 EPC Rating B



A beautifully presented four bedroom detached home, offering stylish and contemporary accommodation, superbly positioned on the popular Birds Marsh View development, offering easy access to both J17 of the M4 and Chippenham Railway Station.

The modern accommodation is arranged over two floors and comprises an entrance hall with cloakroom, sitting room, open-plan kitchen / dining room with French doors to the rear patio seating area, and utility room, to the ground floor. There are four bedrooms, including the principal bedroom with en-suite shower room, and the family bathroom to the first floor.

Externally there is a well-maintained split level garden, with large patio seating area on the higher level, and lawned area to the lower. To the front is a sing garage and off-road driveway parking suitable for multiple vehicles.

Further benefits include UPVC double glazed windows, gas fired central heating and the remainder of the NHBC Warranty.

Situation

The property is located on the newly established and highly regarded Birds Marsh development, and is within access of the 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. 65 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; E

Freehold

Mains Gas, Electricity, Water & Drainage

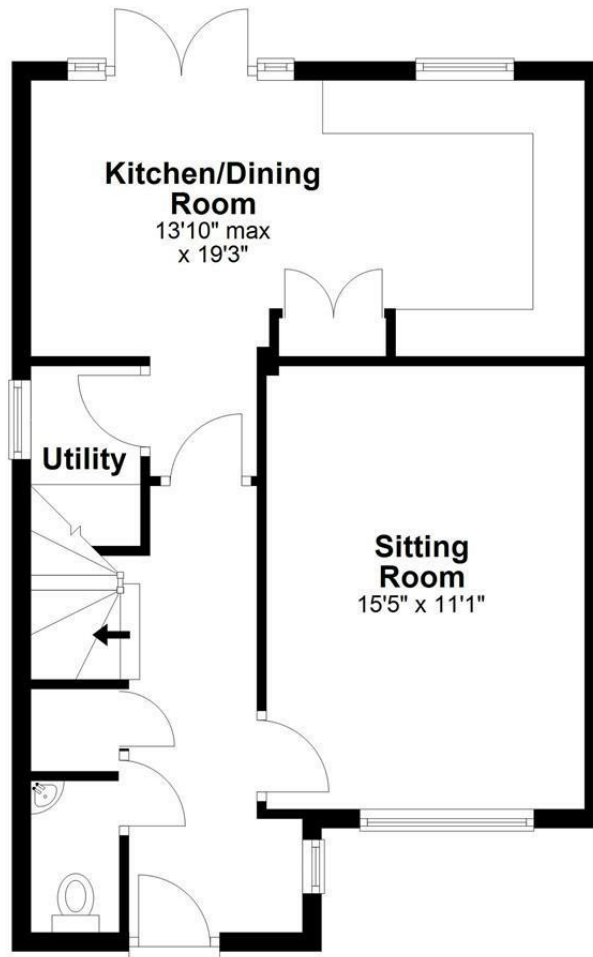
Gas Central Heating

EPC Rating; B



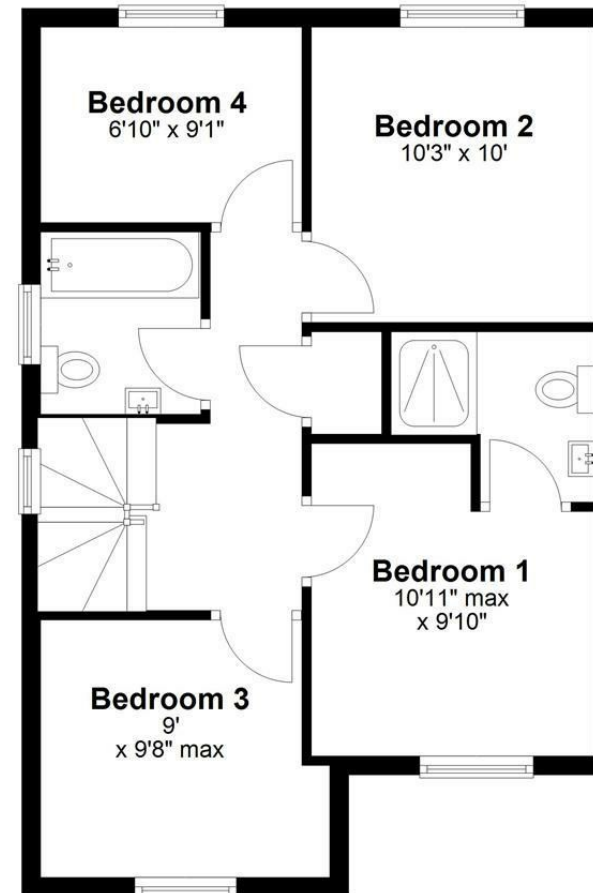
Ground Floor

Approx. 530.4 sq. feet



First Floor

Approx. 533.7 sq. feet



Total area: approx. 1064.1 sq. feet

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.