

for sale

offers over **£270,000**



## Curlew Drive Chippenham SN14 6YQ

A modern end terraced house located on the popular Cepen Park North development and situated in a cul-de-sac. The property comprises Hallway, Cloakroom, Lounge, Dining Room, Inner Hallway and Kitchen to the Ground Floor with Three Bedrooms, Ensuite and Family Bathroom to the First Floor.



# Curlew Drive Chippenham SN14 6YQ

## Ground Floor

### Entrance Hall

Entrance door to front. Door to Cloakroom and Lounge.

### Cloakroom

Suite comprising low level WC and wash hand basin.

### Lounge

12' 7" max x 11' 11" max ( 3.84m max x 3.63m max )  
UPVC double glazed bay window to front. Feature fire place with marble hearth and surround. Radiator. TV point. Wood laminate flooring. Door to:

### Inner Hallway

Storage cupboard. Wood laminate flooring. Stairs to first floor. Door to:

### Dining Room

9' 9" x 8' ( 2.97m x 2.44m )  
UPVC double glazed French doors to rear. Radiator. Wood laminate flooring. Archway to:

### Kitchen

12' 11" x 7' 2" ( 3.94m x 2.18m )  
Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated electric oven and gas hob with cooker hood over. Plumbing for washing machine and dishwasher. UPVC double



glazed window to rear. Radiator.

## First Floor

### Landing

Stairs rising from Ground Floor. Airing cupboard.

### Master Bedroom

11' 9" x 10' 9" ( 3.58m x 3.28m )

UPVC double glazed window to rear. Radiator. Built-in double wardrobe. TV point.

### Ensuite

Obscure UPVC double glazed window to rear. Radiator. Fully tiled shower cubicle. Pedestal wash basin with tiled splash back. Close coupled WC. Extractor. Shaver point.

### Bedroom Two

10' 2" x 8' 2" ( 3.10m x 2.49m )

UPVC double glazed window to front. Radiator. Access to roof space.

### Bedroom Three

7' 1" x 6' 9" ( 2.16m x 2.06m )

UPVC double glazed window to front. Radiator.

### Bathroom

Radiator. Panelled bath with chrome mixer tap, shower attachment and tiling to principal areas. Pedestal wash basin with tiled splash back. Close coupled WC. Light and shaver point. Extractor.

## Outside

### Front

Path to front and side.

### Rear Garden

Fully enclosed garden with side gated access. South West facing so benefits from day round sunlight. Mature trees affording a degree of privacy. The garden has been thoughtfully planned to make use of the space with a patio, decked seating area and artificial lawn. Beyond this there are steps to an additional area currently with a shed but could offer an area for further landscaping.

### Parking

Allocated parking for the property with additional communal parking available within the cul-de-sac.





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59 Market Place  
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Property Ref: CHM306006 - 0010

**Tenure:** Freehold

**EPC Rating:** C

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