

# 80 Curlew Drive, Chippenham, SN14 6YQ

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Offers Over £290,000

£5,000 CASHBACK INCENTIVE AVAILABLE!\* A modern well presented three bedroom end of terrace ideally situated in a cul-de-sac on the sought after Cepen Park North development with the benefit of a south west facing rear garden. The ground floor accommodation offers an entrance hall, cloakroom, sitting room with bay window and an attractive fireplace, inner hall with storage cupboard, dining room with French doors opening into the garden and a good size kitchen with a range of fitted units and built-in oven and hob. The first floor features generous accommodation, boasting a master bedroom with built-in wardrobes and en-suite shower room, two further bedrooms and a family bathroom. Other benefits include wood laminate flooring throughout a lot of the ground floor, uPVC double glazing and gas central heating. To the rear is a pleasant enclosed garden with patio area, decking and artificial lawn. \* Subject to terms and conditions.

## Situation

The property is ideally situated in a cul-de-sac within the highly sought after development of Cepen Park North just a short walk from two of the town's highly reputable senior schools as well as Morrisons supermarket. There are excellent links for commuting to the major centres of Bath, Bristol, Swindon and London via the A4, A420 and the M4. A more comprehensive range of amenities are to be found in the nearby town centre including mainline railway station with a direct line to London Paddington in just over an hour, college and sports facilities.

## Accommodation Comprising:

Entrance door to:

## Entrance Hall

Professionally laid wood laminate flooring. Radiator. Doors to:

## Cloakroom

Radiator. Wall hung wash basin with tiled splash back. Close coupled WC. Extractor.

## Sitting Room

uPVC double glazed bay window to front. Feature fire place with marble hearth and surround. Radiator. Television point. Coving. Wood laminate flooring. Door to:

## Inner Hallway

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

## Dining Room

uPVC double glazed French doors to rear. Radiator. Wood laminate flooring. Archway to:

## Kitchen

uPVC double glazed window to rear. Radiator. Range of drawer and cupboard

base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob and electric oven with extractor over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Wall mounted gas fired boiler for central heating and hot water.

## First Floor Landing

Airing cupboard. Doors to:

## Master Bedroom

uPVC double glazed window to rear. Radiator. Built-in floor to ceiling double wardrobe. Television point.

## En-Suite Shower Room

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

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

## Bedroom Three

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.

## Externally

## Front Garden

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.

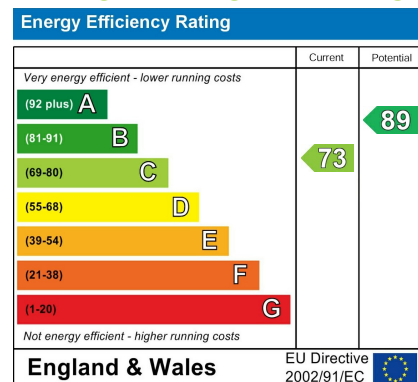
## Directions

Take the A420 Bristol Road out of town. Proceed over the double roundabout continuing on the Bristol Road. At the next roundabout by Bumpers Farm turn right. At the next roundabout turn right into the development at Stainers Way, then take the next left into Curlew Drive.

## Agents Note

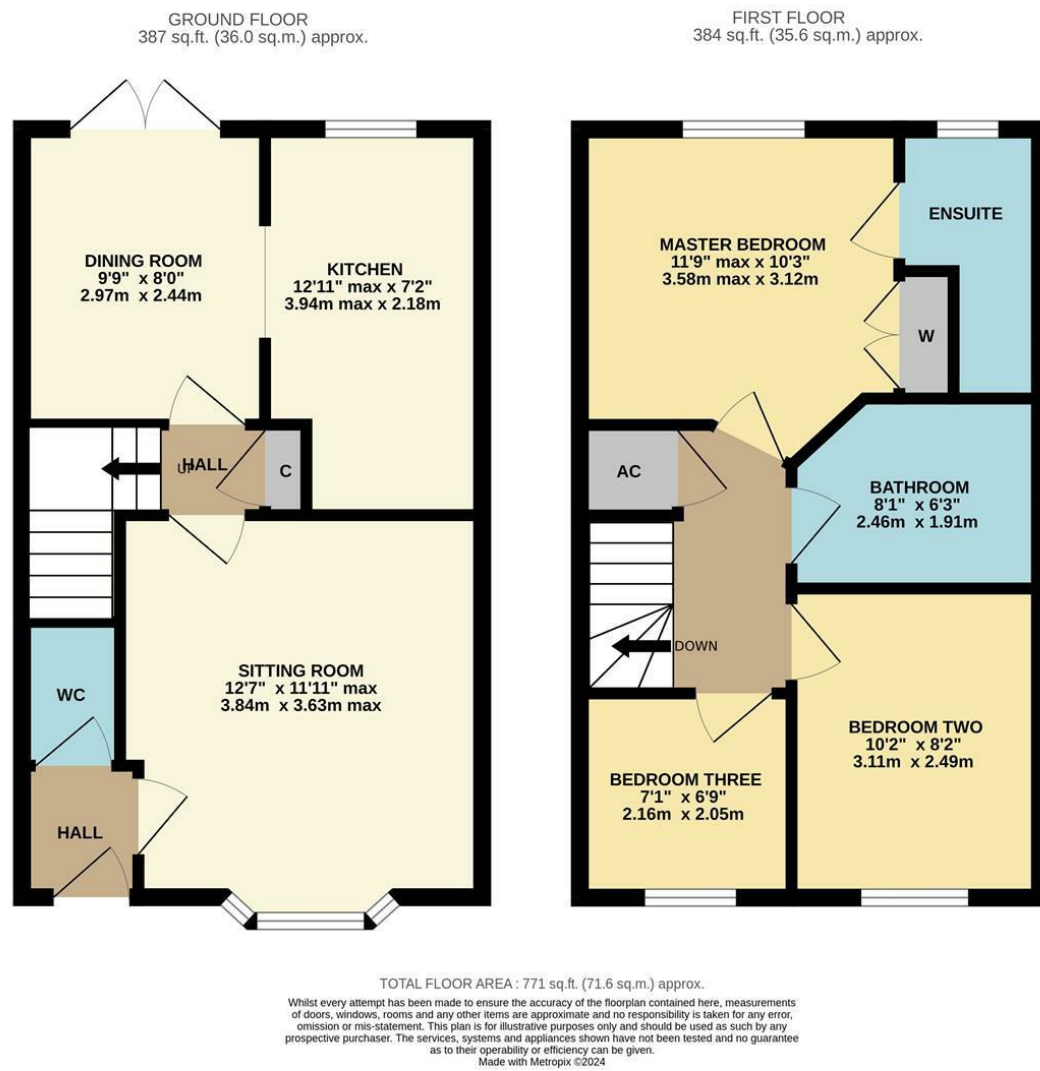
The owner of the property has already found a property they would like to buy and have been offered a £5,000 cashback incentive if there are able to complete this purchase within 8 weeks. They are therefore prepared to offer the same incentive to any potential buyer of Curlew Drive. This incentive will be withdrawn if the seller is unable to secure the incentive on their onward purchase.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)