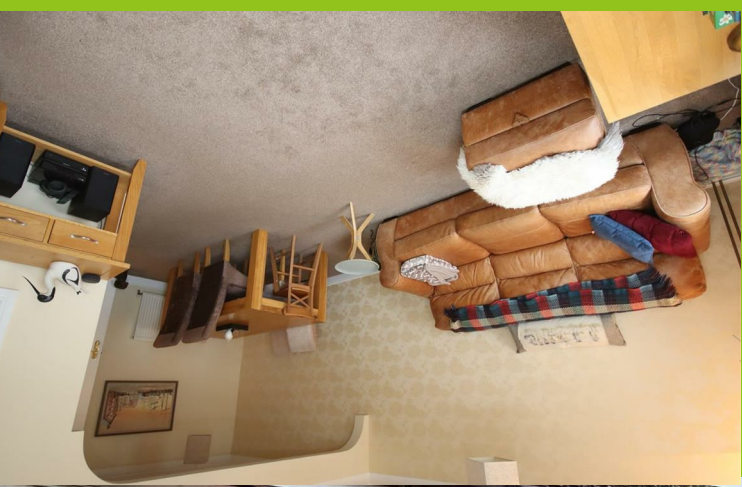




47 Curlew Drive, Chippenham, SN14 6YG

A much improved and well presented 3/4 bedroom town house with spacious accommodation arranged over three floors ideally situated in the sought after Cepen Park North development. The ground floor accommodation offers a spacious and welcoming reception hall, cloakroom, spacious family room/bedroom with French doors to the garden, study and useful utility room. The first floor boasts a large 'L' shaped sitting/dining room with feature fireplace and a refitted kitchen/breakfast room with a range of shaker units, solid wood work surfaces and built-in oven and hob. The top floor has a master bedroom with full width built-in wardrobes and refitted en-suite shower, second bedroom with built-in double wardrobe, third bedroom and a bathroom with a white suite and over bath shower. Other benefits include uPVC double glazing and gas central heating. To the rear is a pleasant south easterly garden and there is a garage and driveway providing off road parking nearby.

Situation
The property is ideally situated within the highly sought after development of Cepen Park North just a short walk from two of the towns 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:

Recessed Porch
Store. Obscure double glazed entrance door to:

Reception Hall
Radiator. Stairs to first floor with cupboard under. Fitted doormat. Doors to:

Cloakroom
Radiator. Close coupled WC. Wall hung wash basin with tiled splashback. Close coupled WC. Extractor.

Study
Double glazed window to front. Radiator.

Family Room/Bedroom
uPVC double glazed French doors to rear. Radiator.

Utility Room
Obscure double glazed door to rear. Radiator. Rolled edge worksurfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Cupboard base unit and matching wall mounted cupboard. Space and plumbing for automatic washing machine. Wall mounted gas fired boiler for radiator central heating and hot water.

Bathroom
Radiator. Panelled bath with chrome mixer tap. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Extractor. Light and shaver point.

Outside

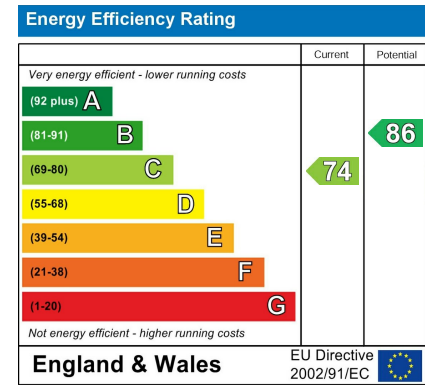
Front Garden
Small low maintenance area of garden with shrubs and path to front door.

Rear Garden
Enclosed by fencing with gated rear access. Full width patio area with lawn beyond, raised beds and flower and shrub borders. Outside tap.

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.

Garage & Parking
There is a garage located under a neighbouring coach house with driveway to the front providing off road parking.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

£360,000

First Floor Landing
Radiator. Stairs to second floor landing. Doors to:

Sitting/Dining Room
Two double glazed windows to front. Three radiators. Feature coal effect fireplace with marble inset and hearth and wooden surround. Coving.

Kitchen/Breakfast Room
Two double glazed windows to rear. Range of drawer and cupboard base units and matching wall mounted cupboards. Solid wood worksurfaces with tiled splashbacks and undermounted one and a half bowl stainless steel sink unit with chrome mixer tap. Built-in electric oven and hob with splashback and stainless steel extractor over. Space and plumbing for dishwasher. Space for fridge/freezer.

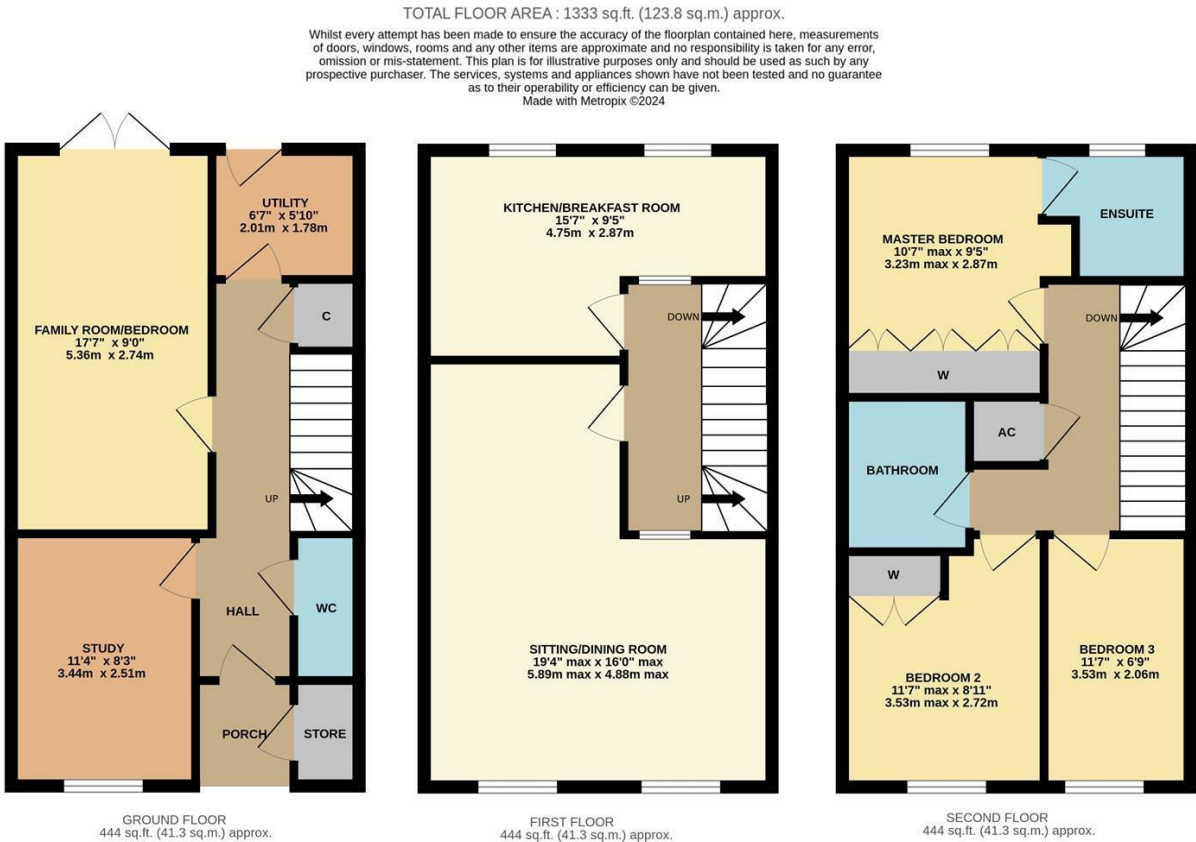
Second Floor Landing
Cupboard housing hot water tank and immersion heater. Access to roof space. Doors to:

Master Bedroom
Double glazed window to rear. Radiator. Full width built-in wardrobes. Door to:

Refitted Ensuite
Obscure double glazed window to rear. Radiator. Corner shower cubicle. Vanity wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Shaver point. Extractor.

Bedroom Two
Double glazed window to front. Radiator. Built-in double wardrobe.

Bedroom Three
Double glazed window to front. Radiator.



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)