



47 Curlew Drive, Chippenham, SN14 6YG

GOODMAN WARREN BECK

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

£360,000

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.

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

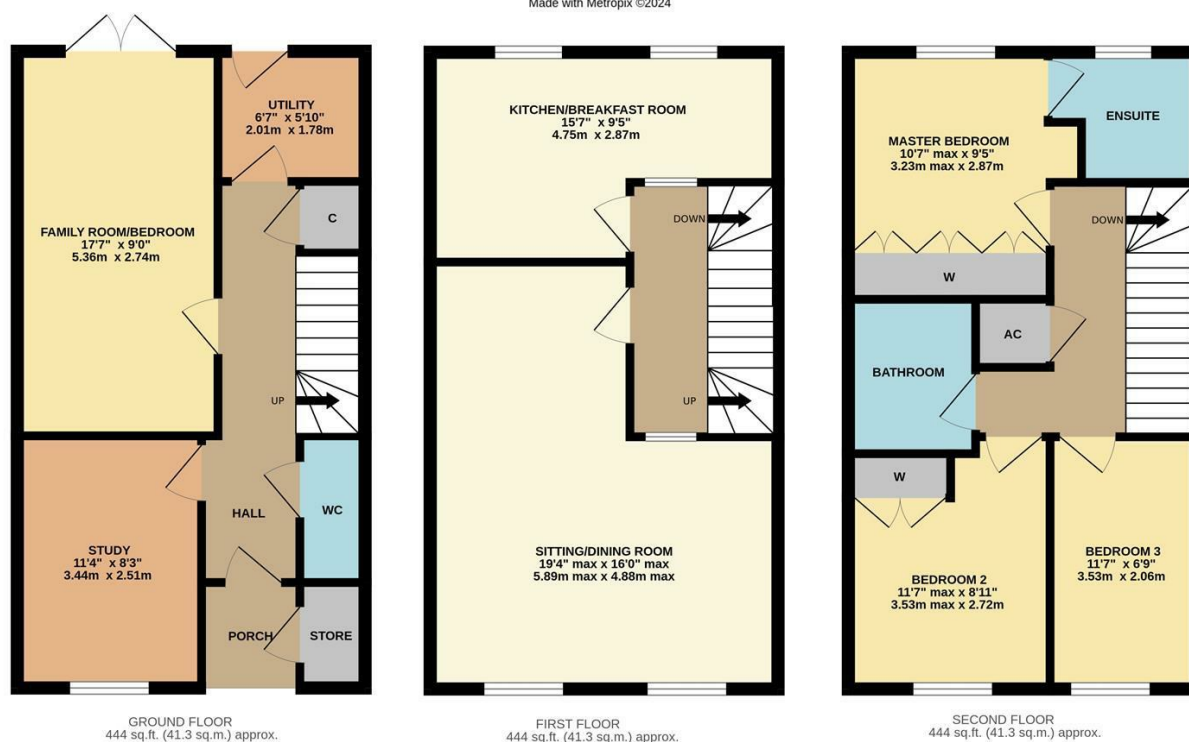
Double glazed window to front. Radiator. Built-in double wardrobe.

Bedroom Three

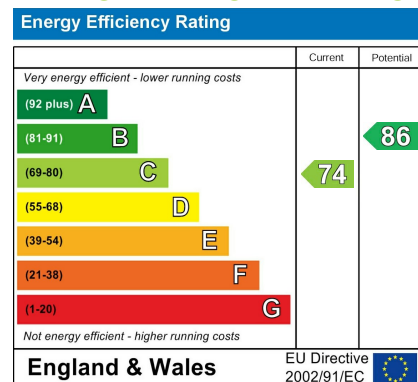
Double glazed window to front. Radiator.

TOTAL FLOOR AREA : 1333 sq.ft. (123.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

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