



# 26 Curlew Drive, Chippenham, SN14 6YQ

GOODMAN WARREN BECK

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

Offers Over £475,000

A much improved and beautifully presented four bedroom detached ideally situated in the sought after Cepen Park North area offering easy access to the M4 motorway and highly regarded secondary schools. This property has been recently refurbished throughout with a new kitchen, en-suite, bathroom and guest cloakroom, along with new flooring herringbone laminate flooring, carpets, skirtings and decoration throughout. The ground floor accommodation offers a reception hall, guest cloakroom, a light and airy sitting room with double doors leading through to the dining room with French doors to the garden, kitchen/breakfast room with integrated appliances solid wood worktops and a separate utility. The first floor boasts a large master bedroom with loads of built-on storage and an en-suite, three further bedrooms and a good size family bathroom. To the front is a garden screened nicely by mature hedging with gravelled area and a driveway providing off road parking. To the rear is a good size enclosed garden enjoying a good degree of privacy with patio area and lawn.

## 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:

Glazed front door to:

### Entrance Hall

Stairs to first floor with recess under. Radiator. Panelling. Herringbone wood laminate flooring. Doors to:

### Refitted Cloakroom

Radiator. Wash basin with mixer tap and tiled splashback. Close coupled WC. Herringbone tiled floor. Extractor.

### Sitting Room

Two uPVC double glazed windows to front. Two radiators. Herringbone wood laminate flooring. Coving. Double doors to:

### Dining Room

uPVC double glazed French doors to garden. Herringbone wood laminate flooring. Coving. Door to:

### Refitted Kitchen/Breakfast Room

Two double glazed windows to rear. Radiator. Herringbone wood laminate

flooring. Range of high gloss drawer and cupboard base units. Solid wood worksurfaces with tiled splashbacks and inset one and a half bowl sink unit with mixer tap. Built-in stainless steel gas hob with stainless steel extractor over. Built-in double oven. Integrated dishwasher and fridge. Shelving. Archway to:

### Utility Room

Obscure double glazed door to side. Radiator. Herringbone wood laminate flooring. Worksurfaces with cupboard base unit, tiled splashbacks and inset single bowl single drainer stainless steel sink unit. Space and plumbing for washing machine. Further appliance space. Wall mounted gas fired boiler for central heating and hot water. Shelving.

### First Floor Landing

Access to roof space. Radiator. Airing cupboard housing unvented hot water tank. Doors to:

### Master Bedroom

Three double glazed windows to front. Contemporary style radiator. Two built-in double wardrobes. Television point. Overstairs cupboard. Wood laminate flooring. Door to:

### Refitted En-Suite

Obscure double glazed window to front. Contemporary style radiator. Extra wide fully tiled shower cubicle. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC. Tiling to principal areas. Tiled floor. Extractor. Light and shaver point.

### Bedroom Two

Double glazed window to rear. Radiator.

### Bedroom Three

Double glazed window to rear. Radiator. Wood laminate flooring.

### Bedroom Four

Double glazed window to rear. Radiator.

### Bathroom

Obscure double glazed window to side. Chrome ladder radiator. Panelled bath with mixer tap, shower attachment and shower screen. Vanity wash basin with mixer tap and tiled splashbacks. Tiled floor. Light and shaver point.

### Outside

#### Front Garden

Tarmac driveway leading to garage. Area laid to decorative stone with sleeper borders. Path to gated side access to rear garden. Hedging to borders.

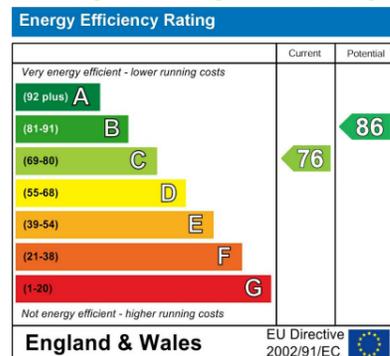
#### Garage

Up and over door. Power and light.

#### Rear Garden

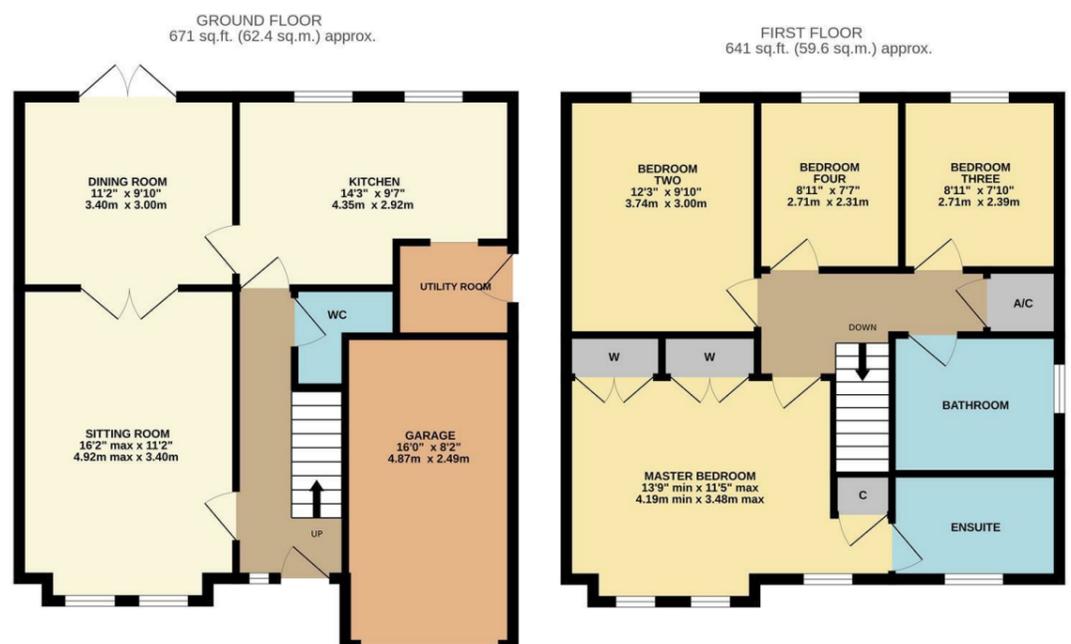
Enclosed by timber fencing and enjoying a good degree of privacy. Paved seating area with lawn beyond.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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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