



**12 Curlew Drive, SN14 6YQ**

Guide Price **£550,000**

**DANIEL JONES**  
— PROPERTIES —





**Bedrooms: 4** (Plus Office)  
**Bathrooms: 2** (Plus Downstairs W.C)  
**Receptions: 4**

This attractive extended detached home sits in a private position within a well-established and well-connected development in Chippenham, offering generous and efficient accommodation over two floors.

A welcoming tiled entrance hall with substantial understairs storage leads to a useful downstairs study, which also works well as an occasional fifth bedroom, along with a convenient ground floor W.C. The versatile living space includes a bright dual-aspect sitting room of around 20 feet in length, a large garden room ideal for hobbies or entertaining with doors opening onto the garden, and a separate dining room positioned between the sitting room and kitchen, offering future potential for open-plan living. The spacious kitchen/breakfast room was fitted to a high standard around two years ago and features modern spotlighting, wood-effect vinyl tiled flooring, side access, a utility area, and a range of integrated appliances including an oven, tall fridge/freezer, dishwasher, drinks fridge, and five-ring electric hob with extractor.

Upstairs, the landing provides access to a large airing cupboard, a generous loft space, four well-proportioned double bedrooms, and the family bathroom. The principal bedroom benefits from extensive fitted wardrobes and cupboards and a stylish tiled en suite with walk-in rainfall shower, W.C, vanity unit, and frosted window. The remaining bedrooms are served by a bright family bathroom with a full-length bath and shower over, vanity unit, heated towel rail, and window, all offering ample space for furniture and one featuring additional fitted wardrobes.





Outside, the property occupies a generous level corner plot with a lawned rear garden and private stone-chipped side area, ideal for summer entertaining, accessed directly from the kitchen. The fully enclosed garden enjoys morning and evening sun, includes gated side access, a shed, mature planting, small trees, and attractive borders that enhance privacy and wildlife interest. To the front is ample private driveway parking for several vehicles, benefitting from an EV charging point and leading to a detached double garage with power, light, and pedestrian access. Solar panels and an EPC rating of B ensure the home remains low-maintenance, efficient, and well-suited to modern family living.

The town centre of Chippenham (and train station) resides one and a half miles distant, with Hardenhuish and Sheldon Secondary school and Morrisons supermarket both located just a ten-minute level stroll away. There are great schooling options for all ages, plentiful green spaces, well-stocked supermarkets and well-equipped sporting facilities to enjoy, with the many cafes, shops, pubs and restaurants on offer. The all-important train station stops at key locations including Bath, Bristol, and Cardiff, with London Paddington accessible in less than one hour directly. Chippenham is also an excellent spot for those who require easy access onto the M4. The historic city of Bath is just 15 minutes or so away via the use of the 'fast train', and the area is blessed with historic villages and wonderful countryside places to explore.

#### **Additional Information:**

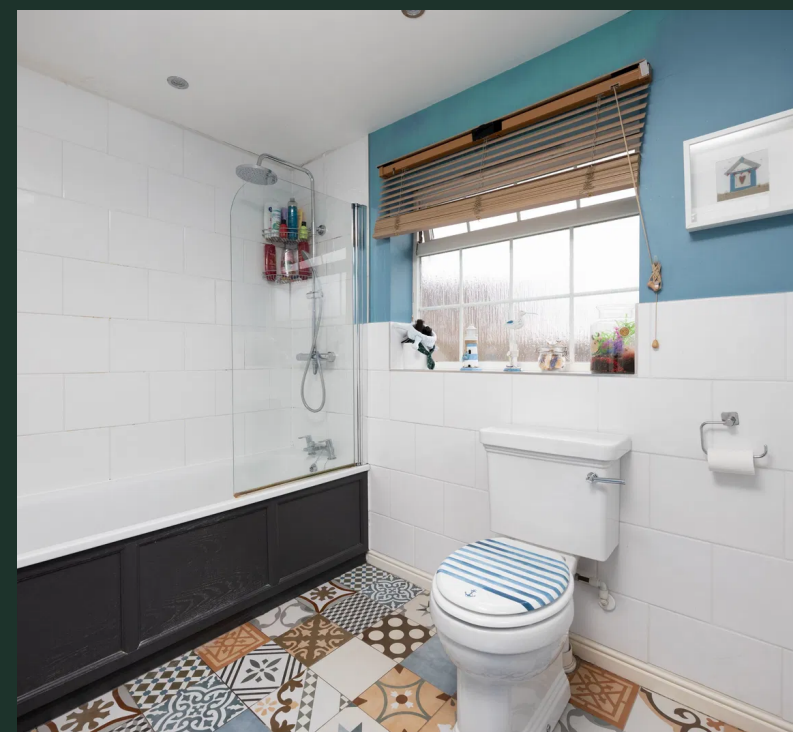
Tenure: Freehold Detached House

Council Tax Band: F

Current EPC Rating: B (85)

Potential EPC Rating: B (87)

Services: Mains gas central heating. Mains water supply. Mains drainage supply. Mains electricity supply and private solar panels on roof. Double glazing.



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 purely for illustrative purposes only and should be used as such by any prospective purchaser.  
www.epcasassessments.co.uk

Total Approx Area: 144.8 m<sup>2</sup> ... 1559 ft<sup>2</sup>  
(Excluding Double Garage, Hallway, Landing & Fitted Storage Spaces)

