



alan

Gough Close, Calne, SN11 8HY

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PROPERTY SALES & LETTINGS



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100% 100%

- Show Home Condition!
- Extended
- Quartz Worktops and Integrated Appliances
- Generous Plot
- Must Be Viewed!
- 4 Bedroom Detached
- 18ft Kitchen/Diner
- 3 Car parking + Garage
- Close to Countryside.

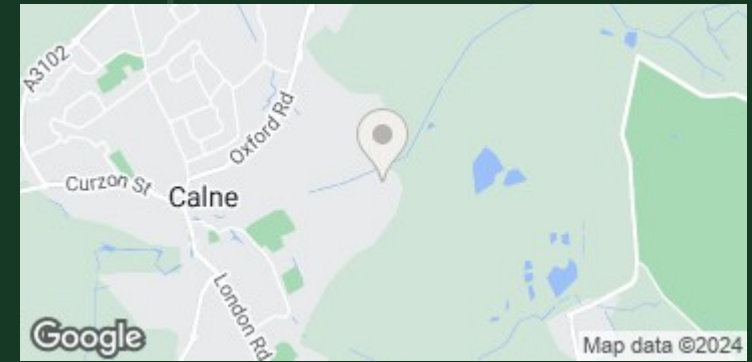
3 Gough Close Calne, SN11 8HY

£410,000

A stunning 4 bedroom TWICE EXTENDED detached house presented to show home standards situated in a small close of just 4 detached properties enjoying a pleasant outlook to the front across a small enclosed permanent green located in the newly established Regent Park development, an attractive modern development with open country side literally on your doorstep. Internally there is an entrance hall, an inviting living room with double doors to a spacious kitchen/dining room complete with quartz worksurfaces, integrated oven, hob and dishwasher with a lovely contemporary conservatory to the rear. From the kitchen a door leads to the utility room with integrated washing machine, a cloakroom and a very useful side lobby extension. To the first floor, there are four good bedrooms feeding off a surprisingly spacious landing, three of which are doubles. with an en-suite to the master and a family bathroom. To the front, the parking has been extended providing a 3 car driveway with gated access to a secure garden storage area, an up and over door to the garage whilst to the rear there is a generous sized landscaped garden with decked area, lawn and vegetable

garden. Further attributes include the usual gas central heating, uPVC double glazing and the remainder of the 10 year NHBW warranty.

This is truly an impressive property that must be viewed. Contact Alan Hawkins Property Sales on 01793 840222



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band For information on tax banding and rates, please call Wiltshire Council

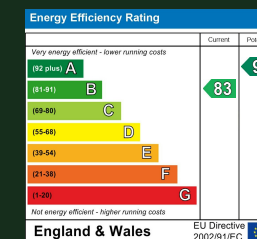
Tenure

Freehold

Management Fee

£11 pcm.

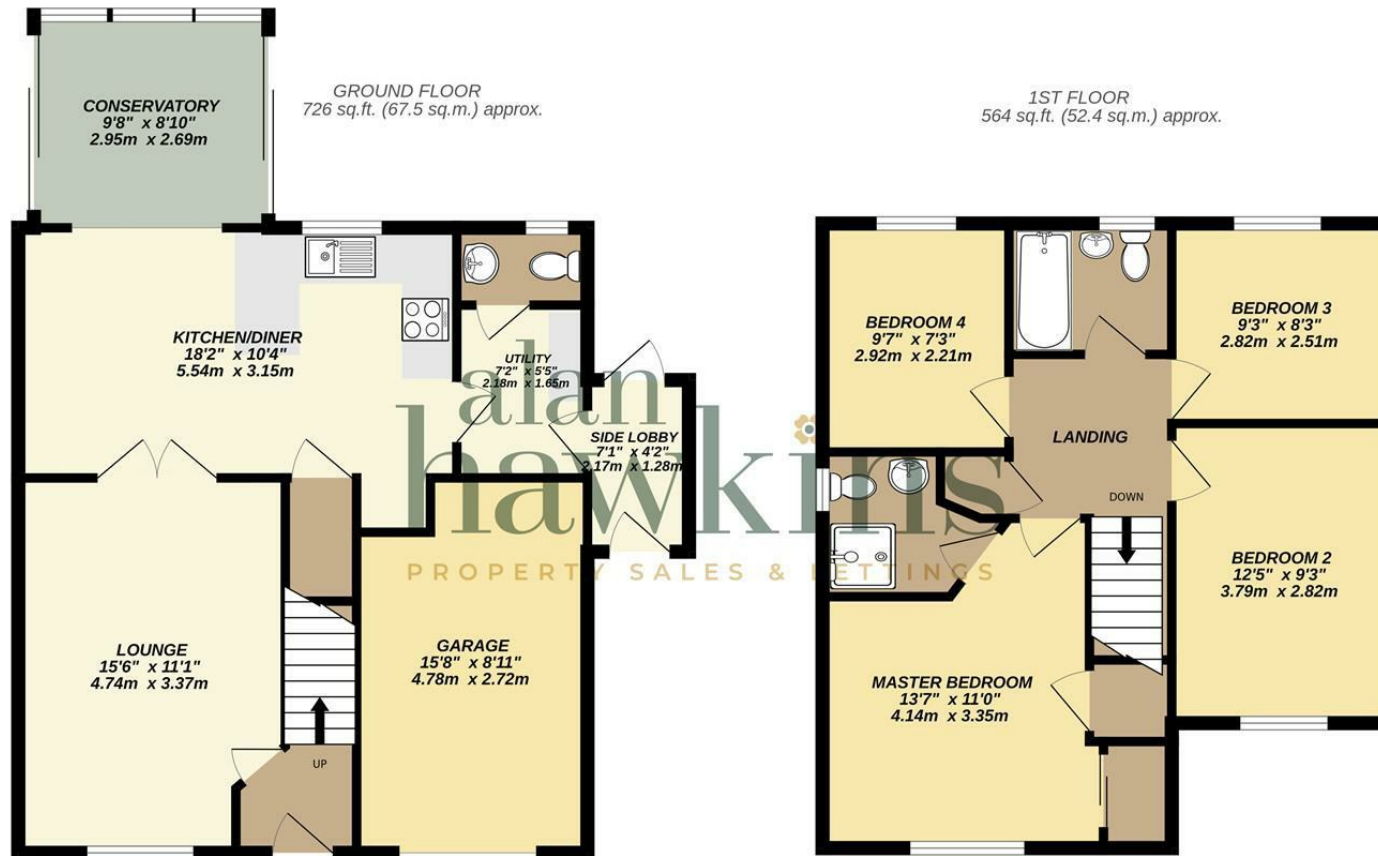
Energy Efficiency Rating (England & Wales)











TOTAL FLOOR AREA: 1290 sq.ft. (119.8 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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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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