



## **21 Studley Gardens, Calne, SN11 9FR**

**£525,000**

Welcome to Studley Gardens, this delightful property boasts a double garage, perfect for keeping your vehicles safe and secure. The conservatory is a lovely addition, providing a bright and airy space to relax and enjoy the views of the enclosed garden. As you step into this well-presented home, you'll be greeted by a warm and inviting atmosphere that is sure to make you feel right at home. The enclosed garden offers a high degree of privacy where you can unwind and entertain guests in style. This property offers the perfect blend of tranquillity and convenience. Don't miss out on the opportunity to make this charming property in Studley Gardens your new home!

### **Entrance Hallway**

Front door leads into entrance hallway, built in cupboard, stair case, radiator.

### **Cloakroom**

W.C, hand basin, radiator.

### **Living Room 20'11" x 11'03" (6.38m x 3.43m)**



Dual aspect double glazed windows, two radiators.



### **Kitchen / Diner 21'05" x 11'03" (6.53m x 3.43m)**



Double glazed window, laminated work tops with a range of cupboards and drawers, inset stainless steel sink unit, inset electric hob, cooker hood, fitted electric oven and microwave, fitted dishwasher and fridge/freezer, opening to conservatory, door to utility.



### **Utility Room 7'04" x 5'0" (2.24m x 1.52m)**

Work tops with cupboard under, plumbing and space for washing machine, wall mounted gas boiler, side door, radiator.



**Conservatory 14'07" x 12'05" (4.45m x 3.78m)**



Double glazed conservatory with doors to garden, two electric radiators.

**Landing**

Doors to bedrooms and bathroom, access to loft, built in cupboard.

**Bedroom One 11'05" x 10'06" (3.48m x 3.20m)**



Double glazed window, fitted wardrobes, radiator, door to en suite.

**En Suite**



Double glazed window, tiled shower cubicle, hand basin, W.C, towel radiator.

**Bedroom Two 10'11" max x 10'0" (3.33m max x 3.05m)**



Double glazed window, fitted wardrobes, radiator.

**Bedroom Three 11'05" x 10'06" (3.48m x 3.20m)**



Dual aspect windows, radiator.



**Bedroom Four 11'05" x 8'01" (3.48m x 2.46m)**



Dual aspect windows, radiator.

**Modern Bathroom**



Double glazed window, panelled bath with over bath shower, hand basin, W.C.

**Outside**

**Front**

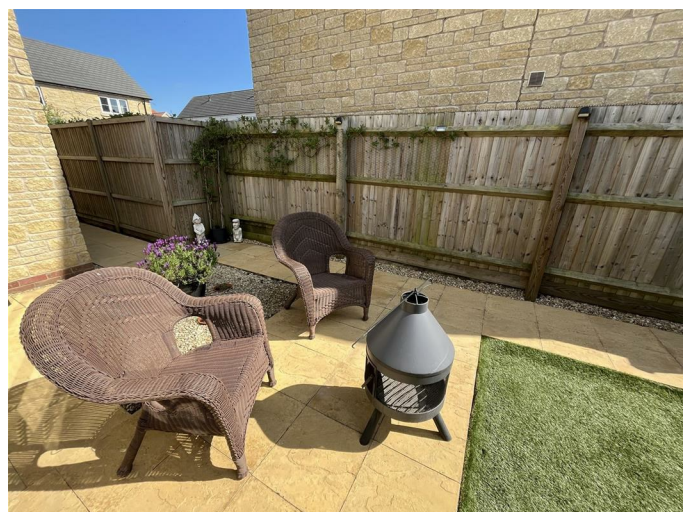


Driveway to the double garage.

**Rear & Side**



To the rear and side there is an enclosed garden with patio areas, flower beds, personal door into garage.







**Double Garage 20'03" x 19'07" (6.17m x 5.97m)**



Two up and over doors, over eaves storage, power and light.

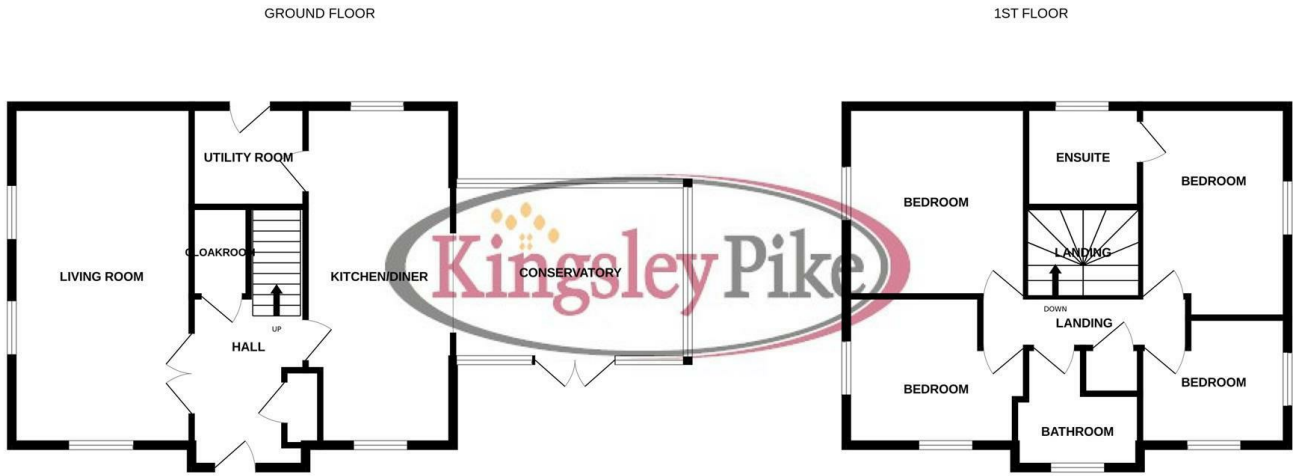
**Tenure**

GOV.UK advises Freehold.

**Council Tax Band**

GOV.UK advises band E.

# Floor Plan

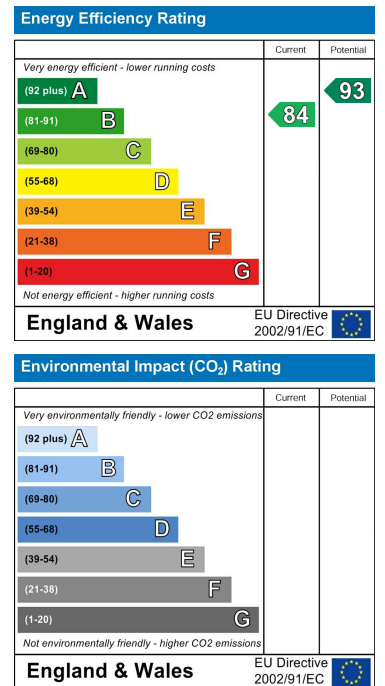


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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