



**22 Petty Lane, Calne, SN11 9QY**

**£585,000**

Welcome to this charming property located on Petty Lane in the village of Derry Hill, Calne. This delightful detached house boasts two reception rooms, with four bedrooms and two bathrooms, there is ample space for all the family. To the side of the property there is a driveway providing off road parking for several cars. The double garage provides even more convenience and storage space. Situated in this sought after village location, you'll have easy access to the local primary school, ideal for families with young children. Additionally, having a shop and a public house nearby means that you'll have amenities within reach. The enclosed garden offers a private outdoor space, laid mainly to lawn with decked area. Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the charm of village living at its finest.

## Canopied Entrance



Front door leads into entrance hallway.

## Entrance Hallway



Staircase to first floor, under stairs cupboard, radiator.

## Cloakroom

Double glazed window, W.C, hand basin, radiator.

## Living Room



Double glazed window to front, double glazed French doors to garden, fireplace, two radiators.



## Dining Room



Double glazed window, radiator, return doors to hall.



## Refitted Kitchen / Diner



Double glazed windows, worktops with a range of cupboards and drawers, inset sink unit, inset gas hob with cooker hood, radiator, integrated dishwasher, water softener.

## Utility Room

Door to garden, worktop with cupboard under, plumbing and space for washing machine / dryer, inset sink unit, wall mounted gas boiler, space for fridge / freezer, radiator.



## Landing



Doors to bedrooms and bathroom, built in cupboard housing hot water tank, access to loft.

### **Bedroom One**



Double glazed window, built in wardrobe, radiator.

### **Bedroom Three**



Double glazed window, radiator, built in wardrobe.

### **Refitted En Suite**



Double glazed window, fully tiled shower cubicle, hand basin with drawers under, W.C, heated towel rail.

### **Bedroom Four**



Double glazed window, radiator.

### **Bedroom Two**



Double glazed window, radiator, built in wardrobe.

### **Modern Bathroom**



Double glazed window, panelled bath with over bath shower, hand basin with vanity unit, W.C, heated towel rail.

### **Outside**

## Rear



Enclosed garden laid mainly to lawn with decked area, gated side access to driveway, personal door to garage.



## Front

Path to front door.

## Double Garage

Up and over doors, over eaves storage, power and light.

## Driveway

Parking for four cars.

## Tenure

GOV.UK advises Freehold.

## Council Tax Band

GOV.UK advises Band F.

# Floor Plan

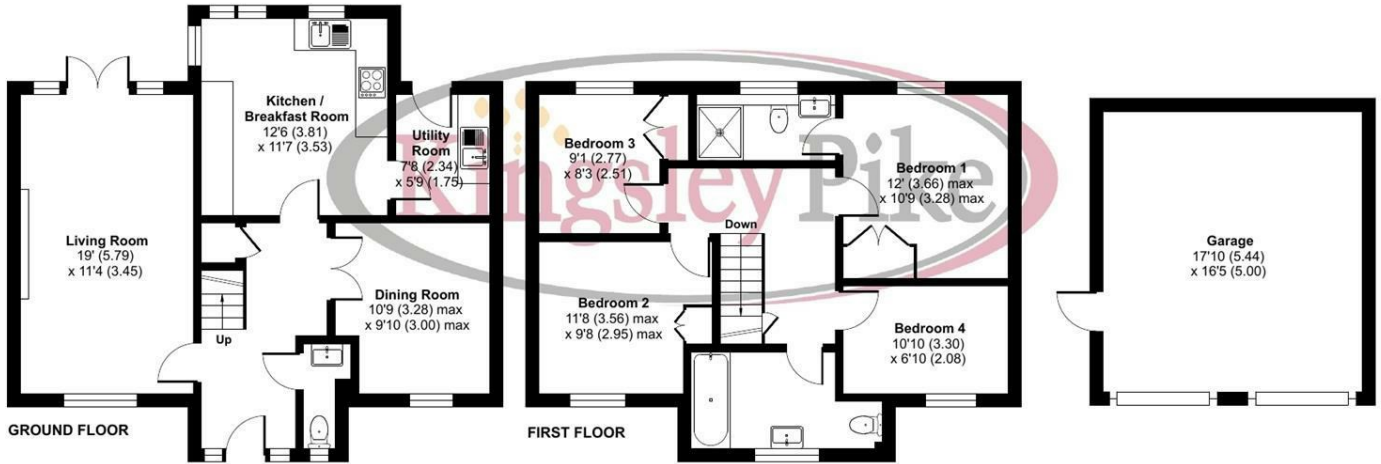
## Petty Lane, Derry Hill, Calne, SN11

Approximate Area = 1263 sq ft / 117.3 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 1557 sq ft / 144.6 sq m

For identification only - Not to scale

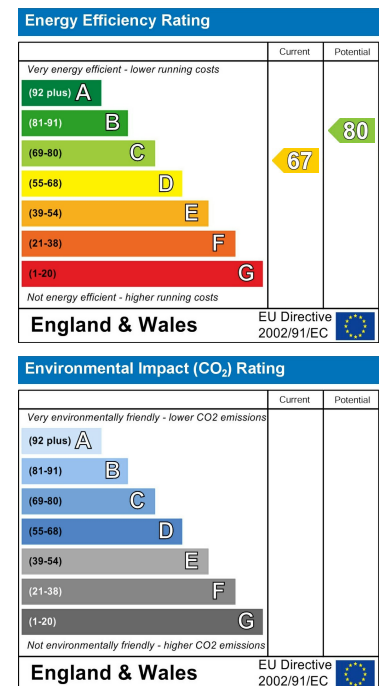


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntdcom 2024. Produced for Kingsley Pike. REF: 1147658

# Area Map



# Energy Efficiency Graph



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