



## 10 Kestrel Close

, Calne, SN11 9DG

**Guide Price £345,000**

Welcome to 10 Kestrel Close. A well presented four bedroom semi detached family home situated within a small cul-de-sac on the north side of Calne.

The ground floor accommodation comprises entrance hall with stairs and under stairs cupboard, cloakroom, kitchen breakfast room with integrated fridge & freezer, washing machine and dishwasher, electric double oven with grill, four burner gas hob and access door to the rear garden, dining room and lounge with patio doors onto the rear garden.

The first floor accommodation comprises landing with airing cupboard housing the hot water cylinder, primary bedroom with fitted wardrobe and en-suite shower room, three further double bedrooms and a family bathroom with shower over the bath.

The property further benefits from a single garage with power and lighting and driveway parking to the front. An enclosed rear garden with patio, gated access from the driveway and outside tap. UPVC double glazing and gas central heating.

- No onward chain
- Four bedroom semi detached home
- Cul-de-sac location
- Garage & parking
- Enclosed rear garden
- EPC - C (77)
- Council Tax Band - D (Wiltshire Council)

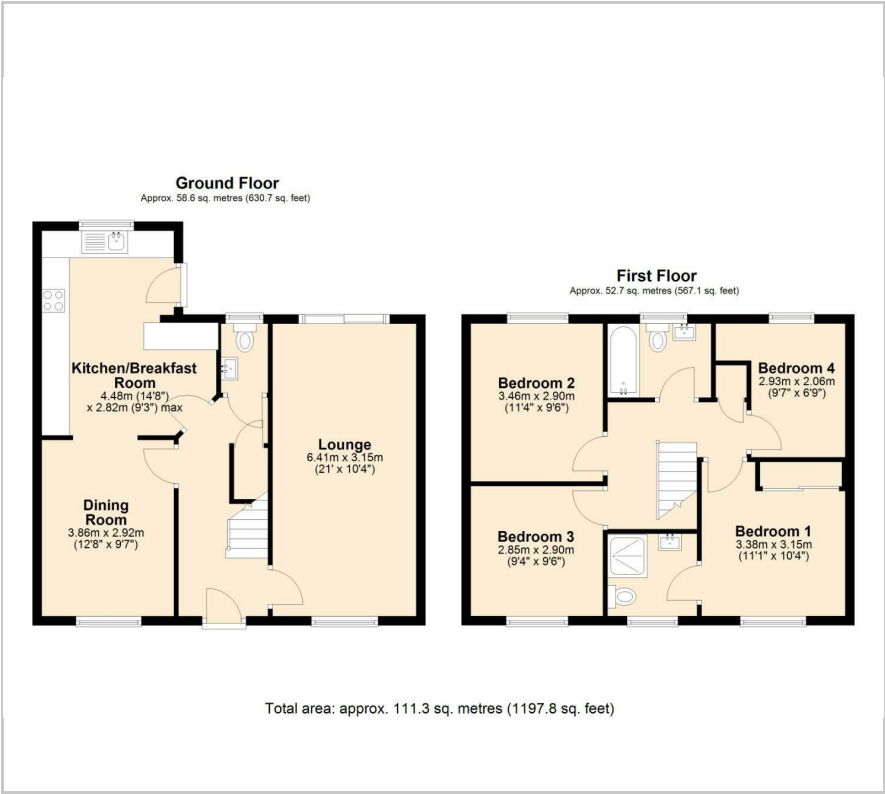
### Viewing

Please contact our Blueleaf Property Office on 01225 839050 if you wish to arrange a viewing appointment for this property or require further information.





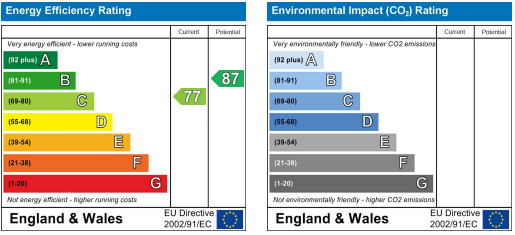
Floor Plan



Area Map



Energy Efficiency Graph



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