



SCOTT WINDLE POWERED BY expTM UK

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Falcon Road, Calne
Guide Price £325,000

3 1 1



Reference; SW0341 Much improved three bedroom link detached property ideally situated on a good sized corner plot in a quiet cul de sac, just a short distance from the town centre and its wide range of amenities. This recently updated property offers beautifully presented accommodation throughout and in brief comprises; Entrance hall with a useful storage cupboard for coats and shoes, spacious open plan lounge / dining room with double doors opening to the garden, modern kitchen with a range of wall and base units and built in double oven and hob, large utility room with access into the integral garage and a downstairs cloakroom. To the first floor are three bedrooms and a family bathroom with separate shower. Outside, to the front is a driveway providing off street parking and a single garage with electric roller door, whilst to the rear is a landscaped garden laid mainly to lawn with patio terrace and gated side access. Further benefits include newly fitted UPVC double glazed windows and doors. The property would make an ideal home for first time buyers, young families, or those looking to downsize. Offered to the market with no onward chain.

Situation

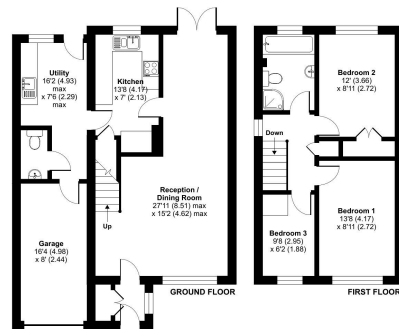
The property is situated just a short distance away from the Town Centre and offers superb access to local schools & amenities. Calne provides a comprehensive range of amenities including a choice of shops and supermarkets including the new Tesco superstore, public library, churches and schooling for all age groups. Calne is an expanding North Wiltshire town within easy reach of nearby larger centres which include Chippenham and Swindon. Junctions 16 and 17 of the M4 Motorway are both easily accessible, whilst a mainline railway station at Chippenham provides regular services to London Paddington and Bristol Temple Meads. Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort is just a short distance away.

***** PLEASE QUOTE REFERENCE; SW0341 *****



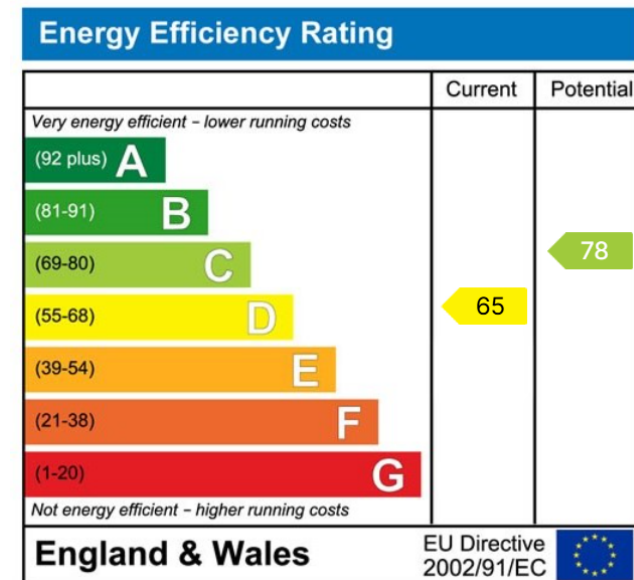
Falcon Road, Calne, SN11

Approximate Area = 1072 sq ft / 99.9 sq m
Garage = 127 sq ft / 11.8 sq m
Total = 1199 sq ft / 111.4 sq m
For identification only - Not to scale



For plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). On/Before 2025. Produced for South White Property by eXp - REF: 12016573

- Please Quote Reference SW0341
- Popular Cul De Sac Location
- Generous Corner Plot
- Link Detached Property
- Updated & Improved Throughout
- Three Bedrooms
- Lounge / Dining Rm, Kitchen & Utility Room
- Landscaped Rear Garden & Utility Room
- Single Garage & Driveway
- No Onward Chain Parking



eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29