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ESTATE AGENTS



Defroscia Close, Calne SN11 8HU

Offers in excess of £280,000

****NO ONWARD CHAIN**** Welcome to Defroschia Close, Calne - This delightful property boasts a spacious layout with generous sized living room & kitchen/dining room, 3 bedrooms, and 2 bathrooms, offering ample space for comfortable living. Master bedroom benefitting from an ensuite. Singular garage and parking.



Situation Calne

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters.

Accommodation

Ground Floor comprising of: light and spacious entrance hallway, allowing access upstairs as well as doorways to the kitchen/dining room, living room and cloakroom. The kitchen hosts integrated fridge freezer, plumbing for washing machine, integrated dishwasher, oven, four ring hob and extractor fan. living room is a generous size with French doors opening out onto the rear garden.

Moving upstairs you are welcomed by spacious landing with loft access, three good sized bedrooms, with the master bedroom benefiting from en-suite and separate family bathroom.

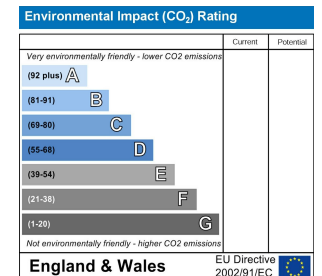
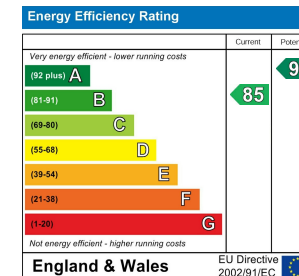
Outside

An enclosed rear garden mainly laid to lawn with small patio area, gated side access leading to parking area & garage.

Agents Notes

Council Tax Band: C

Annual Service Charge Approx £284 PA



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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

