



Richmond Road, Calne

Offers in excess of £384,000

An exceptionally well presented four bedroom detached family home situated on the popular Lansdowne Park development. The property benefits from the addition of a spacious conservatory with underfloor heating, recently refitted kitchen and is beautifully decorated throughout. An internal viewing has to be recommended to fully appreciate this stunning property.

Situation Calne

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at Chippenham (North Wilts) and Bowood, horse riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

The Accommodation

With approximate measurements, the accommodation comprises:

Entrance Porch

Part glazed double glazed door to entrance hall, lighting.

Entrance Hall

Doors to lounge, kitchen, study and cloakroom, stairs to first floor landing, radiator.

Cloakroom 1.75 x 1.02 (5'8" x 3'4")

Obscured Upvc double glazed window to side, recently refitted with a contemporary two piece white suite comprising low level WC and wash hand basin with travertine tiling on walls and floor, heated towel rail.

Living Room 5.5 max x 3.5 (18'0" max x 11'5")

Bay Upvc double glazed windows to front, wooden mantle and surround, door to hall and dining room, under stairs cupboard, two radiators, laminate flooring.

Dining Room 3 x 2.9 (9'10" x 9'6")

Upvc glazed french doors to conservatory, doors to living room and kitchen, radiator, laminate flooring.

Conservatory 3.1 x 3.8 (10'2" x 12'5")

Of Upvc construction with double glazed windows to two sides, double doors to garden and dining room, with underfloor heating to travertine flooring.

Kitchen 3.51 x 2.97 (11'6" x 9'8")

Upvc double glazed window to rear, doors to entrance hall, dining room and utility room. Fitted kitchen offering a range of matching wall and base units, double bowl Belfast style sink inset to wood work surfaces, part tiled. Integrated electric oven and four ring gas hob with feature stainless steel cooker hood over, integrated dishwasher and fridge freezer, tiled flooring.

Utility Room 1.73 x 1.63 (5'8" x 5'4")

Doors to kitchen and garden, fitted with a matching range of wall and base units with wood work surfaces, part tiled, space and plumbing for automatic washing machine, wall mounted combination boiler, radiator, tiled flooring.

Cloakroom

Obscured Upvc double glazed window to side, a contemporary two piece white suite comprising low level WC and vanity wash hand basin with travertine tiling on walls and floor, heated towel rail.

Study 2.03 x 2.01 (6'7" x 6'7")

With Upvc double glazed window to front, radiator.

First Floor Landing

Upvc double glazed window to rear, airing cupboard, radiator, access to roof void, doors to bedrooms and family bathroom.

Master Bedroom 3.96 max x 3.28 (12'11" max x 10'9")

Upvc double glazed window to rear, built in wardrobes, radiator and laminate flooring, door to en-suite shower room.

En-suite Shower Room

Shower cubicle, wash hand basin, low level w/c., part tiled, heated towel rail, radiator, extractor fan.

Bedroom Two 3.38 max x 3.05 (11'1" max x 10'0")

Upvc double glazed window to front, radiator and laminate flooring.

Bedroom Three 4.01 max x 2.59 (13'1" max x 8'5")

Upvc double glazed window to front, radiator.

Bedroom Four 2.87 x 2.59 (9'4" x 8'5")

Upvc double glazed window to rear, radiator and laminate flooring.

Family Bathroom 2.18 x 2.01 (7'1" x 6'7")

Upvc obscured double glazed window to side. Fitted with a three piece white suite comprising bath with telephone style mixer taps, vanity wash hand basin, low level WC, all with chrome fittings, part tiling, chrome heated towel rail, extractor fan.

Externally

Garage 5.1 x 2.7 (16'8" x 8'10")

Garage with up and over door, power and light. Driveway parking.

Rear Garden

Private sunny garden landscaped with gravel and patio, raised beds with mature planting. With gated access to drive and garage, outside tap, power socket, PIR security lighting.

FRONTAGE

Enclosed by railings and brick pillars, path to front door, gravel.

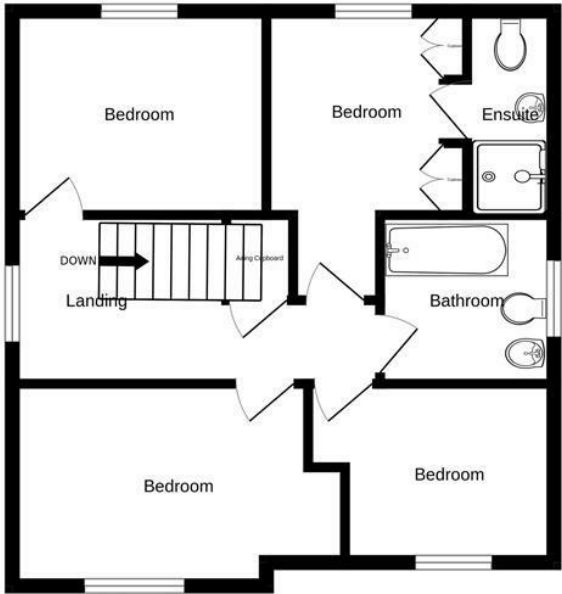




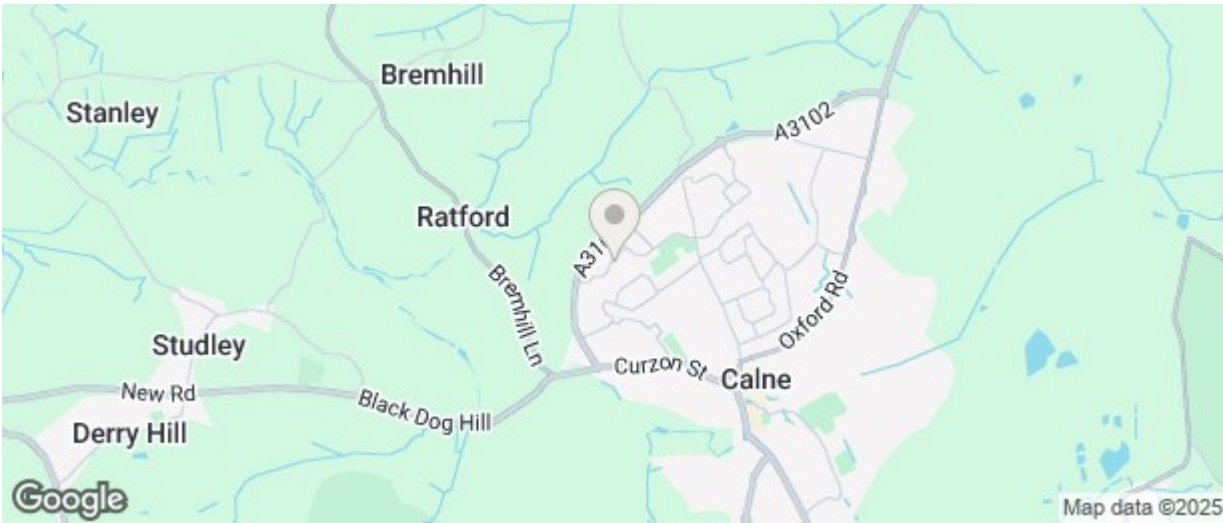
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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