



Connells

Minnow Close
Calne



Property Description

This beautifully presented four-bedroom detached family home is located in a quiet, sought-after area of Calne. Upon entering the property, you are welcomed by a spacious entrance hall that leads to all principal ground floor rooms. There is a convenient cloakroom, ideal for guests. The lounge is a generous size, perfect for family relaxation and entertainment. The heart of the home is the modern kitchen/diner, fitted with high-quality appliances and ample storage space, providing a fantastic area for cooking and dining with family and friends.

Upstairs, the first floor comprises four well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, offering a private retreat. The remaining three bedrooms share access to the family bathroom, which is equipped with a bath and shower.

Externally, the property boasts a double garage. The garden is private and enclosed, making it a safe space for children and pets.

The home is ideally situated with excellent road links to nearby towns, including Chippenham, Swindon, and Bath, as well as easy access to the M4 motorway for commuting further afield. Local amenities such as shops, cafes, and parks are within walking distance. For families, schools in Calne are highly rated, with Holy Trinity Primary School and The John Bentley School both receiving strong Ofsted reports.

This is a fantastic opportunity for a growing family looking for a spacious, modern home.

Ground Floor

Entrance Hall

Stairs to First Floor. Radiator. Doors to Cloakroom, Lounge and Kitchen/Diner.

Cloakroom

Suite comprising low level WC and wash hand basin. Radiator.

Lounge

18' 5" x 12' 2" (5.61m x 3.71m)

Two windows to front. Radiator. TV point.

Kitchen/Diner

18' 4" x 9' 4" (5.59m x 2.84m)

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated electric oven and hob with cooker hood over. Plumbing for washing machine and dishwasher. Window to front. Two windows to side. French doors to Garden.

First Floor

Landing

Stairs from Ground Floor. Doors to all rooms.

Bedroom One

11' 5" x 8' 9" (3.48m x 2.67m)

Windows to front and side. TV point. Radiator. Door to Shower Room.

Shower Room

Suite comprising low level WC, wash hand basin and shower cubicle. Radiator.

Bedroom Two

10' 3" x 10' 2" (3.12m x 3.10m)

Window to side. Radiator.

Bedroom Three

12' 5" x 6' 7" (3.78m x 2.01m)

Windows to front and side. Radiator.

Bedroom Four

9' 6" x 8' 1" (2.90m x 2.46m)

Window to side. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over. Part tiled walls. Window to front. Radiator.

Outside

Front

Low maintenance with pathway to front entrance door.

Double Garage

Located adjacent to the property with two up and over doors.

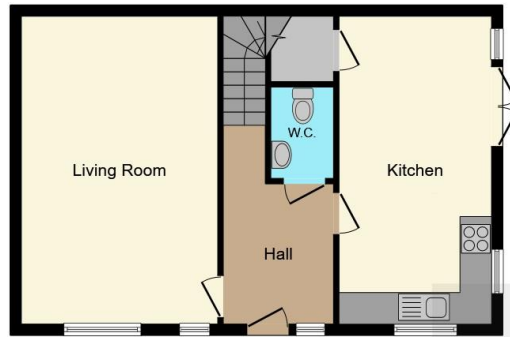
Rear Garden

Fully enclosed. Pretty garden to the rear with a lawn area and patio area and mature shrubs.





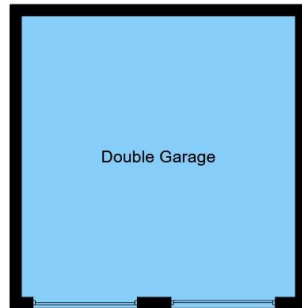




Ground Floor



First Floor



Garage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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