

for sale

£375,000



Stickleback Road CALNE SN11 9RB

Town House. Quiet Cul-De-Sac Location. Four Bedrooms. Dressing Room. En-Suite Bathroom. Two Reception Rooms. Garage. Two Parking Spaces. Garden. Viewing Advised.



Stickleback Road CALNE SN11 9RB

Description

Nestled in a quiet and sought-after cul-de-sac on Stickleback Road, Calne, this beautifully presented townhouse offers spacious and flexible living across three floors. Ideal for families or professionals seeking comfort, convenience, and a tranquil setting, this home combines modern living with excellent local amenities.

Four Bedrooms – including a generous main bedroom with a private en-suite and dressing area.

Two Reception Rooms – perfect for entertaining or creating a dedicated home office or playroom.

Cloakroom – located on the ground floor for added convenience.

Good-Sized Rear Garden – ideal for outdoor dining, gardening, or relaxing in the sun.

Garage & Two Parking Spaces – providing ample off-road

parking and storage.

Situated in the popular Lansdowne Park development, this property benefits from a peaceful residential atmosphere while being close to everything Calne has to offer:

Local Amenities: Within 0.5 miles you'll find Tesco Express, One Stop, and Calne Convenience Store, along with restaurants, pharmacies, and GP practices. [crystalroof.co.uk]

Schools: Excellent educational options nearby include Fynamore Primary School (Good), Kingsbury Green Academy (Good), and the independent St Margaret's Prep School.



Ground Floor

Entrance Hall

Entrance door to front. Stairs to First Floor. Two radiators.

Lounge

18' 9" max x 10' 3" max (5.71m max x 3.12m max)
French doors to rear. TV point. Two radiators. Window to front.

Dining Room

11' 5" x 8' 5" (3.48m x 2.57m)
Window to front. Radiator.

Kitchen

11' 9" x 11' 1" (3.58m x 3.38m)
Window to rear. Fitted with a matching range of base and wall units with complementary work surfaces over with stainless steel sink unit. Space for range style cooker with cooker hood above. Space and plumbing for washing machine. Further appliance space. Door to rear lobby with door to cloakroom and rear garden.

Cloakroom

Suite comprising low level WC and wash hand basin.

First Floor

Landing

Stairs from Ground Floor and stairs to Second Floor. Doors to Bedrooms, Two, Three and Four and Bathroom.

Bedroom Two

10' 5" x 9' 6" (3.17m x 2.90m)
Window to front. Built in wardrobes. Radiator.

Bedroom Three

12' x 8' 7" (3.66m x 2.62m)
Window to front. Radiator.

Bedroom Four

10' 5" x 6' 9" (3.17m x 2.06m)
window to rear. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and panelled bath with shower over. Heated towel rail. Window to rear.

Second Floor

Landing

Stairs from first floor.

Master Suite

15' 6" x 10' 6" (4.72m x 3.20m)
Velux style windows to front and rear. Three radiators. Door to ensuite via Dressing Area

Dressing Area

Window to front. Radiator. Airing cupboard.

Ensuite

Velux style window to rear. Suite comprising panelled bath, shower, low level WC and pedestal wash hand basin. Shaver point. Radiator.

Outside

Front

Driveway parking for two vehicles. Tandem garage with up and over door, power and light.

Rear Garden

Fully enclosed. Patio area with remainder laid to lawn. Gated access. Garden tap.





Ground Floor



First Floor



Second Floor



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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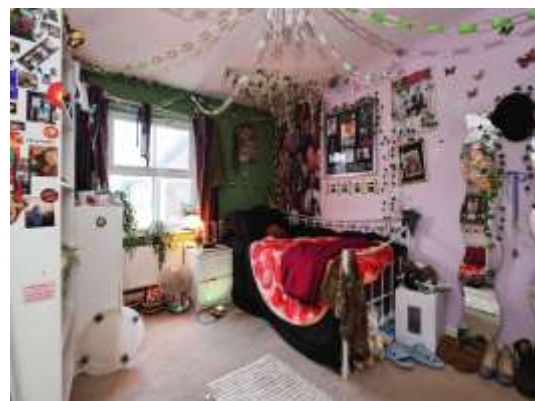
59 Market Place
CHIPPENHAM SN15 3HL

Property Ref: CHM306146 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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