



**Defroscia Close, Calne SN11 8HU**



**welcome to**

**Defroscia Close, Calne**

This modern, three bedroom mid terraced home offers En suite to the master bedroom also offers garage, parking and a spacious kitchen/diner. This contemporary property is situated in a convenient location and is highly recommended to view!



**Entrance Hall**

Door to the front of the property, smoke alarm, stairs to the first floor.

**Cloakroom**

WC and wash hand basin, tiled splash backs, tiled floor, radiator, extractor fan.

**Lounge**

17' 3" max x 11' 7" max ( 5.26m max x 3.53m max )  
Window and French doors to the garden, under stairs cupboard, two radiators.

**Kitchen**

14' 3" max x 10' max ( 4.34m max x 3.05m max )  
Wall and base units with rolled edge work surfaces over and upstands. Electric oven and hob, radiator, stainless steel 1 1/2 sink and drainer, integrated fridge freezer and dish washer, plumbing for washing machine, window to front aspect, tiled floor, inset spot lights.

**Landing**

Storage cupboard with automatic light, loft access, smoke alarm.

**Bedroom One**

11' max x 10' 7" max ( 3.35m max x 3.23m max )  
Window to front aspect, radiator, wardrobe.

**En Suite**

WC and wash hand basin, chrome towel rail, inset spot lights, shower, extractor fan, obscured window to front aspect, tiled floor, part tiled.

**Bedroom Two**

10' 4" max x 10' max ( 3.15m max x 3.05m max )  
Window to rear aspect, radiator.

**Bedroom Three**

10' 3" max x 6' 9" max ( 3.12m max x 2.06m max )  
Window to rear aspect, radiator.

**Bathroom**

WC and wash hand basin, part tiled and tiled floor, extractor fan, bath with mixer taps and shower off, shaving point, chrome towel rail and inset spot lights.

**Rear Garden**

Patio area, path to steps to door to garage, lawn, wood fencing.

**Parking**

Parking in front of garage.

**Garage**

Up and over door, personal door to garden.



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## Defroscia Close, Calne

- NO ONWARDS CHAIN
- Kitchen / Diner
- Living room with French doors to the garden
- Three bedrooms
- Garage

Tenure: Freehold EPC Rating: B

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CLN108471 - 0006

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