



**Magnolia Rise, Calne SN11 0QP**



**welcome to**

**Magnolia Rise, Calne**

In a sought after cul de sac location on the popular Silverglades development, this one bedroom maisonette is a must see! The living space is all open plan, and there is a ground floor bathroom, ALLOCATED PARKING, and GARDEN. Book your viewing today!



An inviting one-bedroom maisonette with entrance hall and bathroom to the ground floor, whilst the upper floor unfolds in to an open plan living space with a kitchen diner, plus and a cozy bedroom. This charming property comes complete with the added convenience of a dedicated parking space, and enclosed rear garden.

Calne is a historic market town set in the beautiful county of Wiltshire, with many different attractions Calne has a lot to offer. The town is highly desired and is the perfect escape to the country location, yet still contains all the local amenities needed! With each side of Calne having its own benefits, there is always the right home for you wherever you need it. There are quick links with access to popular commuter routes to the A4 and M4 Corridor aiding smooth travels around the country and further afield. As well as this, the direct train to London Paddington is in nearby Chippenham which can be accessed on the regular bus routes to both Swindon and Chippenham. With the local schools obtaining 'Outstanding' Ofsted results, family life is perfect for Calne as well as the activities to get involved in. This unique town is beginning to grow and develop with amenities such as a large Tesco, independent restaurants and shops. Sporting activities are easily accessible with the gyms, swimming pools and local sports teams.

### **Entrance Hall**

Door from the side, convenient under stairs storage space, door to the bathroom, and stairs to the first floor.

### **Bathroom**

WC and wash hand basin, shower cubicle, and fully tiled.

### **Lounge Area**

12' 7" max x 8' 1" max ( 3.84m max x 2.46m max )  
Light and airy living space with a window to front aspect, and storage heater. Open plan to kitchen / dining space, and door to the bedroom.

### **Kitchen / Diner**

12' 8" max x 6' 5" max ( 3.86m max x 1.96m max )  
Two windows to rear aspect overlooking the garden, plumbing for washing machine and slim line dishwasher. Space for fridge freezer, stainless steel sink and drainer, electric oven and cooker hood. Range of wall and base units with work surfaces over.

### **Bedroom**

9' 7" max x 8' 8" max ( 2.92m max x 2.64m max )  
Double bedroom with window to rear aspect, built in wardrobe, and a cupboard with hot water tank.

### **Parking**

Allocated parking for one vehicle.

### **Garden**

Enclosed rear garden with gated access, mainly laid to lawn.



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welcome to

## Magnolia Rise, Calne

- NO ONWARDS CHAIN
- Two storey maisonette
- Open plan lounge / dining / kitchen
- One bedroom and Bathroom
- Allocated parking

Tenure: Freehold EPC Rating: D

**£195,000**



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Please note the marker reflects the postcode not the actual property



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