

Lansdowne Crescent, Derry Hill Calne SN11 9NU



# welcome to

# **Lansdowne Crescent, Derry Hill Calne**

Quaint three bedroom link-detached dormer bungalow in Derry Hill. Featuring two reception rooms, a conservatory, garage, driveway and two bathrooms, this charming home offers a perfect blend of comfort and convenience in a picturesque village setting.















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

#### **Entrance Hall**

# Lounge

14' 3" max x 17' 1" max ( 4.34m max x 5.21m max )

# **Dining Room**

10' max x 16' 8" max ( 3.05m max x 5.08m max )

### Kitchen

14' max x 13' 2" max ( 4.27m max x 4.01m max )

# **Utility Room**

8' 9" max x 6' 3" max ( 2.67m max x 1.91m max )

# Conservatory

9' 4" max x 15' 6" max ( 2.84m max x 4.72m max )

# Landing

### **Bedroom One**

12' 3" max x 12' max ( 3.73m max x 3.66m max )

### **Bedroom Two**

12' 4" max x 12' 2" max ( 3.76m max x 3.71m max )

## **Bedroom Three**

19' 2" max x 12' 3" max ( 5.84m max x 3.73m max )

## **Bathroom**

# **Front Garden**

# **Lansdowne Crescent, Derry Hill Calne**

- Link-detached dormer bungalow
- Village location
- Two reception rooms
- Conservatory
- Garage and driveway

Tenure: Freehold EPC Rating: C

£450,000







Redhill Cl Derry Hill C of E Primary School Church Rd

Church Rd

Map data ©2024

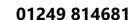
Please note the marker reflects the postcode not the actual property

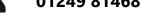
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