



Ebor Gardens, Calne SN11 0AJ

welcome to

Ebor Gardens, Calne

This beautifully maintained four-bedroom home offers two reception rooms, a modern kitchen and a luxurious family bathroom with a jacuzzi bath. The master bedroom includes an en-suite and the conservatory overlooks a well-kept rear garden with gated side access.





Ground Floor



First 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

Entrance Hall Stairs to the first floor, tiled floor, radiator.

Cloakroom WC and wash hand basin, chrome towel rail, obscured window to the front aspect.

Lounge 16' 6" max x 14' 5" max (5.03m max x 4.39m max)

Window to rear aspect, patio doors to the conservatory, two radiators, gas fire.

Dining Room 10' 6" max x 10' max (3.20m max x 3.05m max) Window to rear aspect, laminate flooring, radiator.

Kitchen 10' max x 9' 8" max (3.05m max x 2.95m max) Window to front aspect, wall and base units with rolled edge work surfaces over and up stands. Chrome towel rail, tiled floor, electric oven and hob with cooker hood over, inset spotlights.

Conservatory 16' 4" max x 13' 5" max (4.98m max x 4.09m max) French doors to the side aspect, tiled floor.

Bedroom One 12' 5" max x 11' 3" max (3.78m max x 3.43m max) Window to front aspect, radiator.

En Suite WC and vanity wash hand basin, chrome towel rail, shower cubicle.

Bedroom Two 11' 9" max x 10' 3" max (3.58m max x 3.12m max) Window to front aspect, radiator.

Bedroom Three 10' 6" max x 8' 9" max (3.20m max x 2.67m max) Window to rear aspect, radiator.

Bedroom Four 8' 8" max x 6' 7" max (2.64m max x 2.01m max) Window to rear aspect, radiator.

Bathroom Obscured window to rear aspect, part tiled, WC and vanity wash hand basin, Jacuzzi bath with shower over, chrome towel rail.

Rear Garden Door to the garage, patio, lawn, gated side access.

Garage Single garage.

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Ebor Gardens, Calne

- Four Bedrooms
- Two Reception Rooms
- Family Bathroom with Jacuzzi Bath
- Beautiful Conservatory
- Rear Garden with Gated Side Access

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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