



**Defroscia Close, CALNE SN11 8HU**

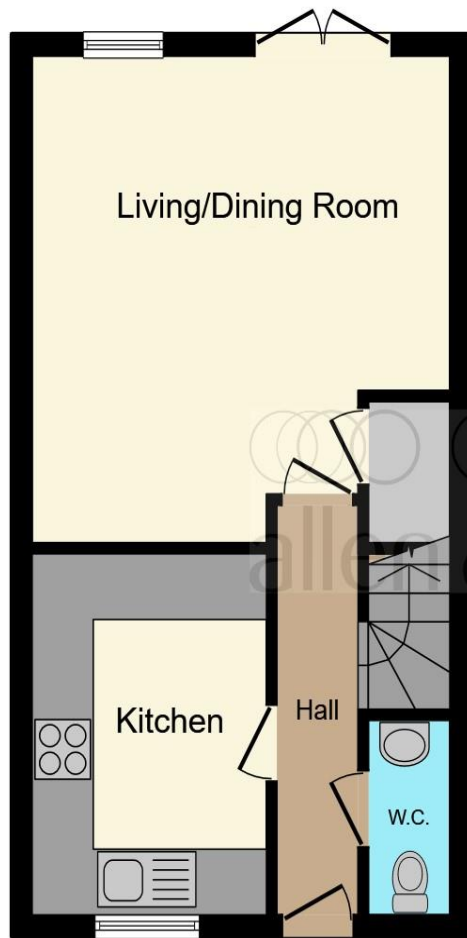


**welcome to**

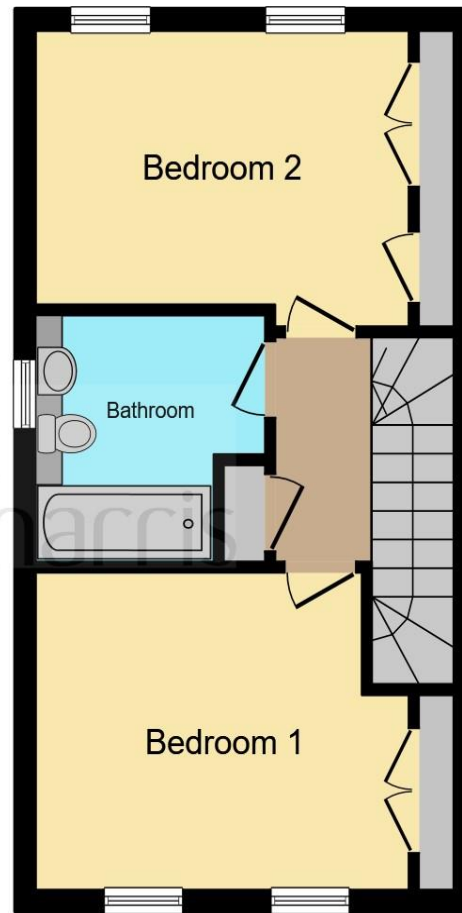
**Defroscia Close, CALNE**

A rare to the market TWO DOUBLE BEDROOM DETACHED HOME, in a sought after cul de sac location. There is a modern kitchen, lounge / diner, and downstairs cloakroom, plus modern bathroom, DRIVEWAY PARKING, and enclosed rear garden. NO ONWARDS CHAIN.





**Ground Floor**



**First Floor**

**Entrance Hall**

Door to the front of the property, tiled floor, radiator, 1/2 wooden panelling, stairs to the first floor.

**Cloakroom**

WC and wash hand basin, part tiled walls, tiled floor, extractor fan.

**Kitchen**

10' 7" max x 7' 4" max ( 3.23m max x 2.24m max )

Wall and base units with rolled edge work surfaces over and matching up stands. Central heating boiler, window to front aspect, plumbing for a washing machine, electric oven and gas hob, tiled floor, integrated fridge freezer and dishwasher, stainless steel sink and drainer with inset spot lights, under unit lights.

**Lounge / Diner**

14' 3" max x 14' 2" max ( 4.34m max x 4.32m max )

Window and French doors to the rear of the property, under stairs cupboard, two radiators.

**Landing**

Access to the loft with power, airing cupboard.

**Bedroom One**

12' 2" max x 8' 6" max ( 3.71m max x 2.59m max )

Two windows to rear aspect, double wardrobe and a single wardrobe, radiator.

**Bedroom Two**

12' 2" max x 8' max ( 3.71m max x 2.44m max )

Two windows to front aspect, double wardrobe, radiator.

**Bathroom**

Obscured window to side aspect, WC and wash hand basin, bath with mixer taps and shower over, chrome towel rail, tiled floor.

**Rear Garden**

Enclosed rear garden with gated side access, patio, lawn, shed, mature flowers.

**Parking**

Allocated parking for two cars.

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](http://www.focalagent.com)

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## Defroscia Close, CALNE

- No Onwards Chain
- Two-bedroom DETACHED HOME
- Lounge / Diner
- Modern Kitchen & Bathroom
- Driveway parking

Tenure: Freehold EPC Rating: B

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CLN108790](https://www.allenandharris.co.uk/Property/CLN108790)



Property Ref:  
CLN108790 - 0003

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