



Kingsplay Close, Calne SN11 0FJ

welcome to

Kingsplay Close, Calne

Kingsplay is a five-bedroom home, situated in a desirable area of Stockley Grange development on the South Side of Calne, presented to show home standard and sold with NO CHAIN! This is a must-see property to fully appreciate the spacious accommodation- BOOK YOUR VIEWING TO AVOID DISAPPOINTMENT



NO CHAIN!!! A high specification five-bedroom home, situated in an executive location of Calne. Located on the modern development of Cherhill View built by the well-established Redrow. Kingsplay offers a high-grade standard of living throughout and it briefly comprises of four double bedrooms with two accompanying en-suites, single bedroom with stunning views and a family bathroom. On the ground floor two sizable reception rooms, downstairs WC, kitchen/diner with double doors to the conservatory. Evergreen Trees complimenting the rear garden that has been landscaped. The blossom tree compliments the front garden so do the Evergreen trees followed by, the driveway and the double garage with electric doors.

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.

Entrance Hall

Lounge

15' 8" max x 14' 9" max (4.78m max x 4.50m max)

Downstairs Cloakroom

Second Reception Room/Snug

14' 8" max x 12' 2" max (4.47m max x 3.71m max)

Kitchen

22' 4" max x 12' 6" max (6.81m max x 3.81m max)

Utility Room

6' 8" max x 5' 5" max (2.03m max x 1.65m max)

Conservatory

13' 3" max x 12' 2" max (4.04m max x 3.71m max)

Landing

Master Bedroom

14' 8" max x 14' 7" max (4.47m max x 4.45m max)

En Suite To Master

Bedroom Two

13' 7" max x 10' 4" max (4.14m max x 3.15m max)

En Suite To Bedroom Two

Bedroom Three

13' 5" max x 9' 8" max (4.09m max x 2.95m max)

Bedroom Four

10' 1" max x 9' 1" max (3.07m max x 2.77m max)

Bedroom Five

12' 3" max x 6' 9" max (3.73m max x 2.06m max)

Family Bathroom

Garage



view this property online allenandharris.co.uk/Property/CLN108963



welcome to

Kingsplay Close, Calne

- 2067 square foot approx
- Five Bedrooms
- Cul-de-sac Location
- High Specification Home
- Double Garage and Driveway

Tenure: Freehold EPC Rating: B

£650,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN108963



Property Ref:
CLN108963 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01249 814681



calne@allenandharris.co.uk



17 High Street, CALNE, Wiltshire, SN11 OBS



allenandharris.co.uk