



**Isis Close, CALNE SN11 9FD**

**welcome to**

**Isis Close, CALNE**

This charming home features a lounge with electric fireplace and rear garden access, dining room and a modern kitchen with integrated appliances. Upstairs offers three bedrooms with en suite to the master. The rear garden includes garage access and lawn with driveway parking completing the property.



This delightful three-bedroom semi-detached house offers a perfect blend of comfort and functionality, ideal for families or professionals seeking a welcoming home. The ground floor features a spacious lounge with an electric fireplace and doors leading to the rear garden, creating a cosy yet airy space for relaxation. A separate dining room, complete with front facing window and integrated shelving provides the perfect setting for entertaining. The modern kitchen boasts integrated appliances, spot lighting and direct access to the rear garden. A convenient cloakroom completes the ground floor. Upstairs, the landing offers loft access, while the three well-appointed bedrooms provide ample living space. The main bedroom includes an en suite with a shower and extractor fan, along with a front facing window that fills the room with natural light. The second bedroom features fitted wardrobes and additional storage, while the their bedroom offers a peaceful rear-facing view. The family bathroom includes a bath with shower over and a rear facing window. Outside, the rear garden is perfect for outdoor activities with a lawn, access to the garage and an outside tap. The property also benefits from a garage and driveway parking ensuring convenience for multiple vehicles. Located in a desirable area, this home offers modern comforts and a practical layout making it a must see!

### **Entrance Hall**

Door to the front, ceiling coving, understeers storage cupboard, and a radiator.

### **Downstairs Cloakroom**

WC and wash hand basin, extractor fan, and a radiator.

### **Lounge**

18' 8" x 10' 4" ( 5.69m x 3.15m )

Window to the front, and doors to the rear leading into the garden. Ceiling coving, electric fireplace, and two radiators.

### **Dining Room**

10' 2" x 9' 7" ( 3.10m x 2.92m )

Window to the rear, built in shelving, ceiling coving, and a radiator.

### **Kitchen**

15' 1" x 12' 8" ( 4.60m x 3.86m )

Window to the rear, and door leading to the garden.

Wall and base units with work surfaces over, integrated fridge and freezer, and integrated dishwasher. Electric oven and gas hob, inset spotlights, extractor fan, and a radiator.

### **Landing**

Window to the rear, loft access, airing cupboard with newly fitted boiler (2023), and a radiator.

### **Bedroom One**

12' 4" max x 11' 6" max ( 3.76m max x 3.51m max )

Window to the front, TV point, and a radiator.

### **En Suite**

Window to the front, WC and wash hand basin, and a shower cubicle. Extractor fan, and a radiator.

### **Bedroom Two**

12' 2" max x 10' 6" ( 3.71m max x 3.20m )

Window to the front, fitted wardrobes and a storage cupboard, and a radiator.

### **Bedroom Three**

7' 7" x 7' 7" ( 2.31m x 2.31m )

Window to the rear, and a radiator.

### **Bathroom**

Window to the rear, WC and wash hand basin. bath with shower over. Extractor fan, and a radiator.

### **Rear Garden**

Mainly laid to lawn, with an outside tap and personal door to the garage.

### **Parking**

Gated driveway parking.



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## Isis Close, CALNE

- NO ONWARDS CHAIN
- Three-bedroom semi-detached home
- Garage & Driveway parking
- Two reception rooms
- Enclosed rear garden

Tenure: Freehold EPC Rating: C

# £315,000



Please note the marker reflects the postcode not the actual property

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