



**Lansdowne Crescent, Derry Hill Calne SN11 9NU**

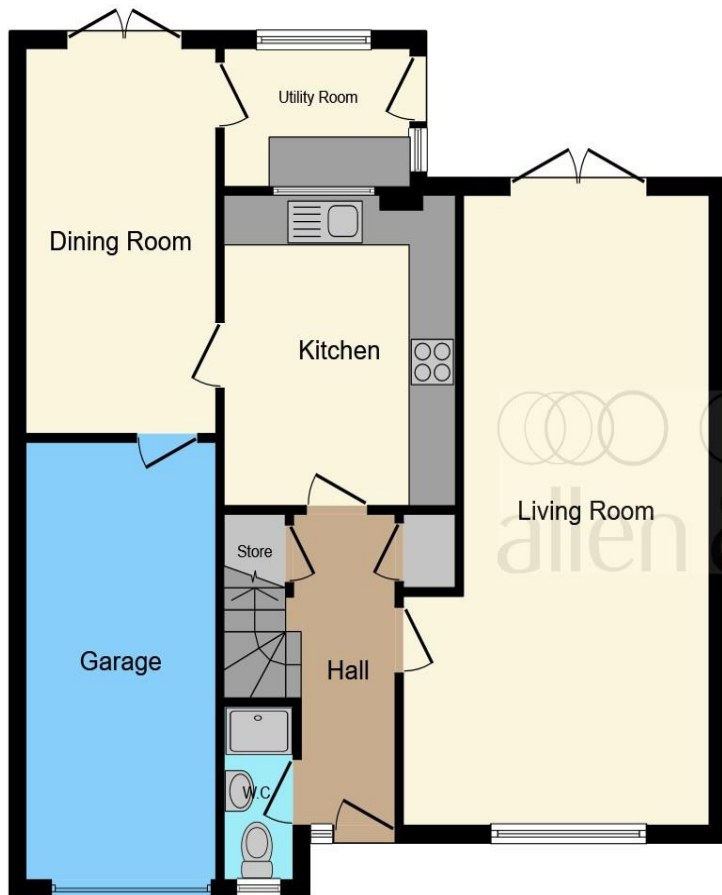


**welcome to**

**Lansdowne Crescent, Derry Hill Calne**

This detached home features a bright lounge with garden access, dining room, kitchen and utility room. Upstairs offers five bedrooms and a family bathroom. Outside, enjoy a large rear garden with patio, two sheds and side access, plus a front garden with driveway parking for two cars and garage.





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

## Entrance Hall

## Cloakroom

## Lounge

11' 9" max x 24' 5" max ( 3.58m max x 7.44m max )

## Dining Room

14' max x 7' 2" max ( 4.27m max x 2.18m max )

## Kitchen

9' 3" max x 10' max ( 2.82m max x 3.05m max )

## Utility Room

5' 5" max x 8' 4" max ( 1.65m max x 2.54m max )

## Landing

## Bedroom One

11' 9" max x 13' 5" max ( 3.58m max x 4.09m max )

## Bedroom Two

10' 8" max x 12' max ( 3.25m max x 3.66m max )

## Bedroom Three

14' max x 7' 3" max ( 4.27m max x 2.21m max )

## Bedroom Four

11' 2" max x 7' 7" max ( 3.40m max x 2.31m max )

## Bathroom

## Bedroom Five

9' 3" max x 7' 2" max ( 2.82m max x 2.18m max )

## Loft Space

## Front Garden

welcome to

## Lansdowne Crescent, Derry Hill Calne

- NO ONWARDS CHAIN
- Five Bedrooms
- Detached
- Desirable Location
- Utility Room

Tenure: Freehold EPC Rating: C

offers over

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CLN109052 - 0004

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