



Ceres Place, CALNE SN11 8JD

welcome to

Ceres Place, CALNE

A truly stunning detached, four bedroom home located in a small development of houses. The beautiful accommodation offers a spacious open-plan kitchen/diner/lounge with integrated kitchen appliances, log burner in the lounge, snug on the first floor and family bathroom.



Entrance Hall

Impressive entrance hall with large window to the front, high ceilings, and stairs to the first floor.

Downstairs Cloakroom

Convenient WC and wash hand basin.

Living / Dining / Kitchen

39' 5" x 13' 7" (12.01m x 4.14m)

An absolutely fantastic, open plan living space which offers a living area with large window to the front and log burner, dining area with bi-folding doors to the garden, and high specification kitchen.

The kitchen boasts integrated appliances including fridge and freezer, dishwasher, two ovens, and induction hob with extractor fan and a large walk in larder.

Utility Room

11' 4" x 8' 7" (3.45m x 2.62m)

Further storage space, plumbing for washing machine and space for tumble drier, combi boiler plus a door into the garage.

Landing

With airing cupboard and loft access.

Snug Area

Cosy snug area with windows to the rear.

Master Bedroom

12' 4" x 10' (3.76m x 3.05m)

Large front and side windows offering plenty of natural light, and walk in wardrobe.

En Suite

High specification en suite with double walk in shower cubicle, WC and wash hand basin, tiled floor and mirror with back lighting.

Bedroom Two

14' 3" x 9' 9" (4.34m x 2.97m)

Large window to the side and another to the rear, and built in wardrobes offering plenty of storage space

Bedroom Three

10' 3" x 8' 3" (3.12m x 2.51m)

Large window to the side.

Bedroom Four

8' 4" x 8' 3" (2.54m x 2.51m)

Large window to the side.

Bathroom

High specification bathroom with WC and wash hand basin, bath, tiled floor and separate shower cubicle.

Garage

Complete with drylining, flooring, extensive electric sockets, electric radiator, spot lights, up and over door to the front, and personal door to the garden.

Parking

Driveway parking in front of the garage.

Front Garden

Low maintenance with a selection of bushes.

Garden

Landscaped garden with gated access. Patio area and lawned area with raised flower beds.



view this property online allenandharris.co.uk/Property/CLN108386



welcome to

Ceres Place, CALNE

- Show Home Condition
- Snug on the First Floor
- Solar Panels
- EPC B
- Garage & Driveway parking

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/CLN108386](https://www.allenandharris.co.uk/Property/CLN108386)



Property Ref:
CLN108386 - 0007

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](https://www.allenandharris.co.uk)