



**Stickleback Road, Calne SN11 9RB**

**welcome to**

## **Stickleback Road, Calne**

This four-bedroom townhouse offers comfortable living across three floors. The ground floor features a lounge, dining room, kitchen and downstairs WC. On the first floor there are three bedrooms and family bathroom. The top floor hosts the master bedroom with en suite and dressing room.

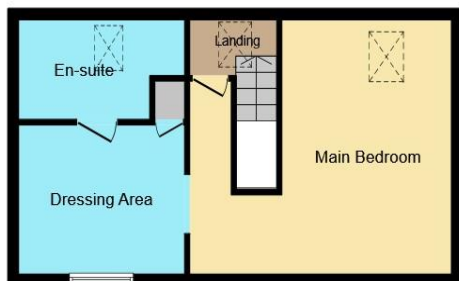




**Ground Floor**



**First Floor**



**Second 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)

## Hallway

## Lounge

10' 3" max x 18' 9" max ( 3.12m max x 5.71m max )

## Dining Room

8' 5" max x 11' 5" max ( 2.57m max x 3.48m max )

## Kitchen

11' 1" max x 11' 9" max ( 3.38m max x 3.58m max )

## Rear Hallway

6' 2" max x 3' max ( 1.88m max x 0.91m max )

## Cloakroom

## Landing

## Bedroom One On The Top Floor

15' 6" max x 10' 6" max ( 4.72m max x 3.20m max )

## Dressing Room On The Top Floor

## En Suite To Bedroom One

## Bedroom Two

9' 6" max x 10' 5" max ( 2.90m max x 3.17m max )

## Bedroom Three

8' 7" max x 12' max ( 2.62m max x 3.66m max )

## Bedroom Four

10' 5" max x 6' 9" max ( 3.17m max x 2.06m max )

## Bathroom

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## **Stickleback Road, Calne**

- Four Bedrooms
- Three Storeys
- Dressing Room
- En Suite to Master
- Gated Side Access to the Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£365,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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