



Station Road, Calne SN11 0HB

welcome to

Station Road, Calne

A modern, three-bedroom link-detached home featuring a bright lounge with skylight and garden, well equipped kitchen with induction hob and a convenient ground floor cloakroom. Upstairs offers an en-suite to the main bedroom and ample storage throughout. Private rear garden and garage.



Welcome to this well-presented three-bedroom link-detached home, offering a thoughtfully designed layout ideal for modern family living. Step onto the entrance hall, complete with under stairs cupboard and radiator leading to a convenient ground floor cloakroom consisting of WC, wash hand basin, radiator and fuse box. The heart of the home is the bright lounge, enhanced by a skylight and double doors opening out to the rear garden-perfect for indoor/outdoor entertaining. The kitchen overlooks the front of the property and features an induction hob, electric oven and plumbing for a washing machine. There is also easy access to the boiler and wall mounted radiator, making it as practical as it is functional. Upstairs, the landing offers access to the loft and houses an airing cupboard with water tank. The master bedroom is positioned at the front and benefits from two integrated cupboards, radiator and a private en-suite with a rear facing window, WC, wash hand basin, towel rail and shower. Bedroom two overlooks the rear garden and includes its own airing cupboard and radiator, while bedroom three is located at the front of the property and is ideal as a guest room, nursery or office. The family bathroom is fitted with bath and shower over, WC, wash hand basin, towel rail and window to the front aspect. Outside enjoy a generous rear garden with patio and lawn areas along with access to the garage. The garage features a convenient double-ended roller door.

Entrance Hall

Cloakroom

Lounge

10' 6" max x 15' 7" max (3.20m max x 4.75m max)

Kitchen

15' 2" max x 9' max (4.62m max x 2.74m max)

Landing

Bedroom One

10' max x 9' max (3.05m max x 2.74m max)

En Suite

Bedroom Two

8' 7" max x 10' 7" max (2.62m max x 3.23m max)

Bedroom Three

6' 7" max x 10' 7" max (2.01m max x 3.23m max)

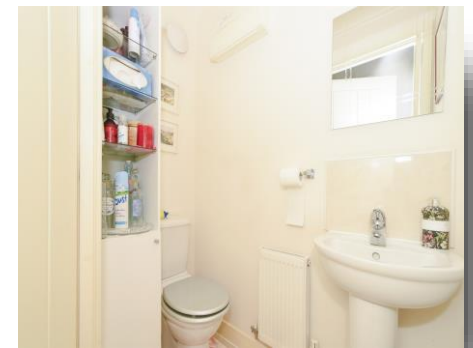
Bathroom

Loft Space

Front Garden

Rear Garden

Outbuilding



view this property online allenandharris.co.uk/Property/CLN109276



welcome to

Station Road, Calne

- Three Bedrooms
- Garage
- Downstairs Cloakroom
- Lounge with doors to the Rear Garden
- En Suite to Master

Tenure: Freehold EPC Rating: B

£325,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109276



Property Ref:
CLN109276 - 0003

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**



01249 814681



calne@allenandharris.co.uk



17 High Street, CALNE, Wiltshire, SN11 OBS



allenandharris.co.uk