



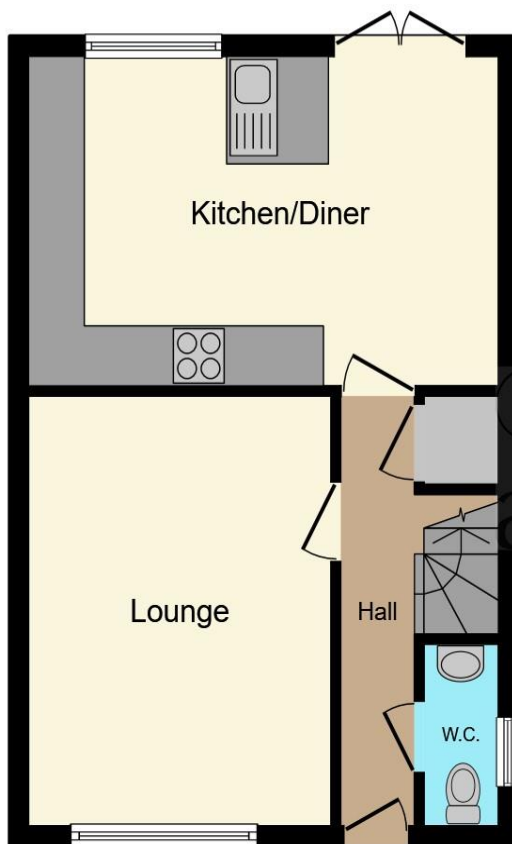
York Road, Calne SN11 8FW

welcome to

York Road, Calne

Modern 3-bed semi-detached home on a large corner plot. Features lounge, open-plan kitchen/diner, cloakroom, master with en-suite, family bathroom, enclosed rear garden, and ample driveway parking. Ideal for families seeking space, style, and convenience.

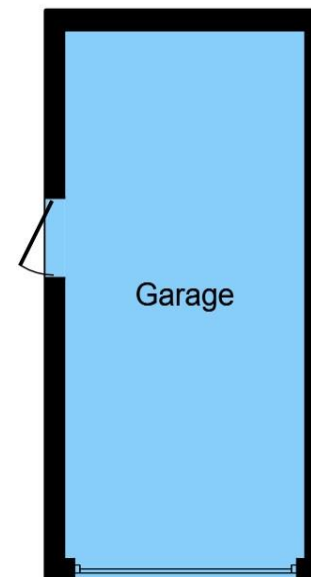




Ground Floor



First Floor



Garage

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

Entrance Hall Understairs cupboard with plumbing for a washing machine, stairs to the first floor, door to the front of the property, smoke alarm and radiator.

Cloakroom Obscured window to side aspect, radiator, WC and wash hand basin, porcelain floor tiles.

Lounge 16' 3" max x 10' 7" max (4.95m max x 3.23m max) Window to front aspect, TV point, radiator.

Kitchen/Diner 17' 7" max x 11' max (5.36m max x 3.35m max) Porcelain floor tiles, high gloss soft close kitchen, integrated oven, microwave and fridge freezer, housed central heating boiler, window to rear aspect, French Doors to the garden, stainless steel sink and drainer, radiator, storage shelves, inset spotlights.

Landing Airing cupboard, storage cupboard, loft access to a partly boarded loft, radiator.

Bedroom One 12' 1" max x 8' 8" max (3.68m max x 2.64m max) Window to front aspect, triple built in wardrobe, radiator.

En Suite Porcelain tiles, double shower cubicle, WC and wash hand basin, extractor fan, part tiled, chrome towel rail, spotlights.

Bedroom Two 10' max x 9' 9" max (3.05m max x 2.97m max) Window to rear aspect, radiator.

Bedroom Three 10' 5" max x 7' 4" max (3.17m max x 2.24m max) Window to rear aspect, radiator.

Bathroom Bath with mixer taps with shower over, WC and wash hand basin, window to front aspect, tiled floor and part tiled walls, chrome towel rail, extractor fan.

Rear & Side Gardens

Enclosed rear garden offering a good degree of privacy. Well stocked rear garden, with more space to the rear of the garage, and side of driveway.

Parking

welcome to York Road, Calne

- Spacious Corner Plot
- Modern Kitchen/Diner
- Master Bedroom with En-Suite
- Enclosed Rear Garden
- Ample Driveway Parking

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

offers in excess of
£325,000



directions to this property:

Head south on High St toward Curzon St/A4
Turn right onto Curzon St/A4
At the roundabout, take the 2nd exit onto The Square
Continue onto Wood St
At the roundabout, take the 2nd exit onto Oxford Rd
Go through 1 roundabout
At the roundabout, take the 2nd exit onto Sand Pit Rd
Turn right onto Hercules Rd
Turn right to stay on Hercules Rd
Continue onto Comet Crescent



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109079



Property Ref:
CLN109079 - 0005

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