



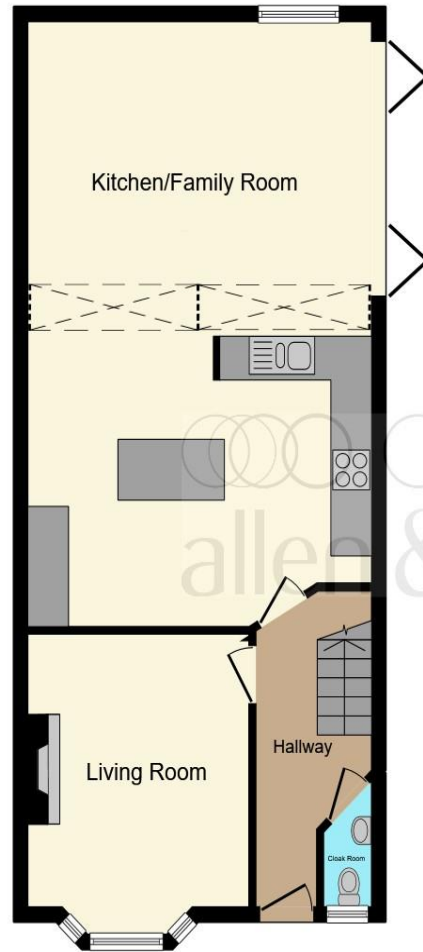
Bryans Close Road, Calne SN11 9AA

welcome to

Bryans Close Road, Calne

Stylish 3-bed semi-detached with bay windows, log burner, modern kitchen with skylights and beams, cloakroom, boarded loft with electrics, and wraparound garden with gated drive, patio, lawn, shed, and greenhouse. Ideal family home.





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

Entrance Hall

Window to side aspect, understairs cupboard with plumbing for a washing machine.

Cloakroom

Window to front aspect, WC and wash hand basin.

Lounge

13' 4" max x 11' 2" max (4.06m max x 3.40m max) Bay window to front aspect, log burner, wall radiator, coving, integrated shelving, carpet.

Kitchen/Diner

25' 7" max x 17' 4" max (7.80m max x 5.28m max)

Window to rear aspect, sliding doors to the rear of the property, sink and drainer, open beams, integrated electric oven and gas hob, extractor fan, two radiators, skylights, island unit, large integrated pantry, composite flooring, space for a dishwasher.

Landing

Window to side aspect, loft access.

Bedroom One

11' max x 13' 3" max (3.35m max x 4.04m max) Window to rear aspect, radiator, carpet.

Bedroom Two

11' max x 13' 5" max (3.35m max x 4.09m max) Bay window to front aspect, radiator, carpet.

Bedroom Three

8' 9" max x 5' 8" max (2.67m max x 1.73m max)

Window to front aspect, radiator, carpet.

Bathroom

Obscured window to rear aspect, fully tiled, WC and wash hand basin, shower, towel rail, cupboard containing the boiler.

Loft Space

Large fully boarded loft with ladder attached, electrics.

Rear Garden Large, well maintained wrap around garden with patio and lawn, greenhouse with reinforced glass and an internal tap, bin store, shed, gated driveway, outside tap, outside electrics.

welcome to

Bryans Close Road, Calne

- Semi-Detached
- Three Bedrooms
- Wrap-around Rear garden
- Downstairs Cloakroom
- Character Features

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

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109483



Property Ref:
CLN109483 - 0004

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