



Salmons Leap, Calne SN11 9EU

welcome to

Salmons Leap, Calne

An incredible FOUR DOUBLE BEDROOM home in the desired area of Lansdowne Park. This property benefits from spacious living accommodation and has been finished to an immaculate standard! On three floors, this home oozes a homely feel and is a perfect family home. Book now to avoid disappointment!

Entrance Hall

As you walk into this deviously spacious home you are welcomed to the entrance hall with tiled flooring which follows into the kitchen whilst in the hall there is a door into the living room, stairs to the first floor and there is a radiator.

Cloakroom

The cloakroom is in the convenient location from the hallway and comprises of a wc, wash hand basin and radiator. There is also an extractor fan and spot lights.

Lounge

18' 9" x 10' 2" (5.71m x 3.10m)

The vibrant living room is a beautiful space to relax with plenty of room for furniture and the space feels extended to the outside through the large double glazed front window overlooking the front of the property with a radiator below. The practical laminate flooring is another added benefit to the room.

Kitchen/ Diner

18' 7" x 17' 3" (5.66m x 5.26m)

Through to the stunningly spacious kitchen there is plenty of room to socialise with the large dining area and central breakfast bar which can be used as an added work surface. The fitted kitchen comprises of both wall and base units which includes an electric oven with gas hob, accompanied by the stainless steel cooker hood. Within the base units there is space for a washing machine and dishwasher as well as the fridge/ freezer. A one and a half bowl sink and drainer sits on the base unit and there is practical tiled splash backs on the surrounds. Storage is no issue in the kitchen with a large double door pantry! The double glazed window looks onto the rear garden and there is also a rear door from the kitchen area. Remaining social, the double glazed patio doors also open onto the patio.

Landing

The recently carpeted landing continues the well proportioned home with doors to each of the bedrooms and bathroom. Stairs also lead to the second floor comprising of the master suite.

Bedroom Two

11' 3" x 10' 2" (3.43m x 3.10m)

The second bedroom supplies plenty of room for a double bed and has a radiator. A double glazed window also looks to the side and there is a tv point.

Bedroom Three

11' 8" x 9' 5" (3.56m x 2.87m)

Another bedroom with plenty of room for a double bed and has a radiator accompanied by a double glazed rear window.

Bedroom Four

10' 2" x 7' 2" (3.10m x 2.18m)

The fourth bedroom benefits from a double glazed window overlooking the rear garden and has a radiator.

Master Suite

24' 10" max x 18' 9" max (7.57m max x 5.71m max)

The incredible master suite is a room full of space! With an opening into the sleeping area there is enough space for a king sized bed with enough space for a tv from the tv point. As well as this, the dressing room space is a luxury with built in units and dressing table overlooking the gorgeous green to the front through the double glazed window.

Master En-Suite

The master en-suite is can be seen as a second bathroom with a bath and separate shower cubicle. There is also a wash hand basin and wc as well as shaver point, radiator and extractor fan. An obscured double glazed window is beside the towel rail.

Family Bathroom

The main family bathroom comprises of a bath with mixer taps and over head shower, wc, wash hand basin and radiator. A shaver point is above the basin and there is also an extractor fan. Each wall has practical tiling as well as vinyl flooring.

Rear Garden

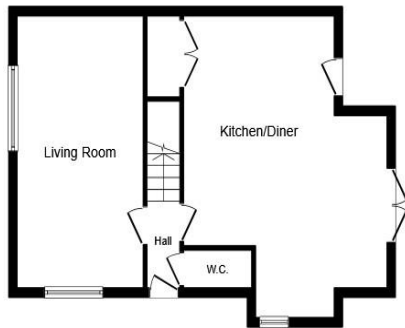
The private rear garden is easily low maintenance with a patio and gorgeous pebbles.

Garage

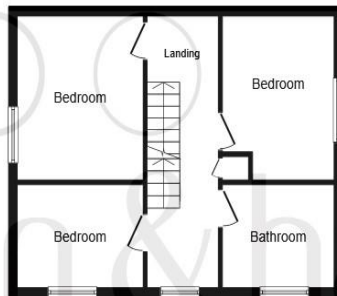
With access from the garden and up and over door from the driveway. There is both power and lighting inside.

Allocated Parking

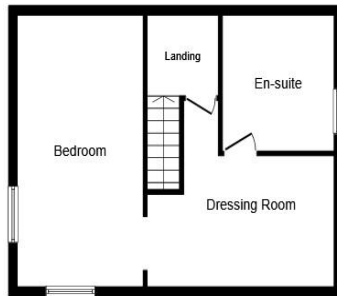
This property has one allocated parking space.



Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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welcome to
Salmons Leap,
Calne

- Four DOUBLE Bedrooms!
- Low Maintenance Garden
- Close Proximity to Local Amenities
- Gorgeous Views Over The Green
- Garage and Parking!

Tenure: Freehold EPC Rating: Awaited

£345,000



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Property Ref:
CLN107164 - 0002

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