



**1 Minnow Close, Calne, SN11 9QX**  
**£315,000**



## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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PROPERTY  
PERSPECTIVE

Calne is a historic market town set in the beautiful county of Wiltshire, with many different attractions Calne has a lot to offer. The town is highly desired and is the perfect escape to the country location, yet still contains all the local amenities needed! With each side of Calne having its own benefits, there is always the right home for you wherever you need it. There are quick links with access to popular commuter routes to the A4 and M4 Corridor aiding smooth travels around the country and further afield. As well as this, the direct train to London Paddington is in nearby Chippenham which can be accessed on the regular bus routes to both Swindon and Chippenham.

### ENTRANCE HALL

Stairs to first floor, wood laminate flooring

### CLOAKROOM WC

Low level wc, wash hand basin, tiled surrounds

### LOUNGE AREA 18'4" x 12'1" max (5.6 x 3.7 max)

Two windows to front aspect, coving, French doors to the rear of the property.

### KITCHEN DINING ROOM 18'4" x 9'10" max (5.6 x 3.0 max)

Double glazed window to front aspect, a range of matching wall and base units with work surfaces over, integrated appliances

### FAMILY ROOM 11'9" x 8'2" (3.6 x 2.5)

Double glazed doors to rear gardens, double glazed velux windows to rear aspect, tiled flooring

### BEDROOM 18'4" x 12'5" max (5.6 x 3.8 max)

Double glazed window, carpeted flooring

### EN SUITE

En suite shower room with shower enclosure, low level wc, wash hand basin and tiled surrounds

### BEDROOM 9'10" x 8'2" max (3.0 x 2.5 max)

Double glazed window, carpeted flooring

### BEDROOM 9'10" x 9'6" max (3.0 x 2.9 max)

Double glazed window, carpeted flooring

### MAIN SHOWER ROOM

Large shower enclosure, window to front aspect, WC and wash hand basin.

### REAR GARDENS

Door to the garage, driveway behind the walled garden, astro turf, borders, patio area.

### GARAGE & PARKING

Single garage with parking to the rear

