



Minnow Close, Calne

Guide price £315,000

Welcome to Minnow Close which is a three bedroom detached property situated on the popular Lansdown Park development on the edge of the market town of Calne. The property is arranged over two floors and offers good size family accommodation to include on the ground floor: A cloakroom, living room, kitchen/breakfast room and sun room. On the first floor are three bedrooms with en-suite to master and family bathroom. Externally the property boasts a glorious enclosed rear garden and single garage. This property is offered for sale with NO ONWARD CHAIN!

Situation Calne

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO World Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

The Accommodation

With approximate measurements, the accommodation comprises as follows:

Entrance Hall

Upvc double glazed window and door to front, laminate flooring, stairs leading to first floor and doors leading to cloakroom, kitchen and living room.

Kitchen/Breakfast Room 5.5 x 2.8 (18'0" x 9'2")

A fitted kitchen offering a range of wall and base units, one and half bowl single drainer sink unit, rolled edge worktops, part tiled, electric oven, gas hob, plumbing for washing machine & dish washer, space for fridge freezer, storage cupboard, underfloor heating and tiled flooring.

Sun Room 3.7 x 2.2 (12'1" x 7'2")

Upvc double glazed windows to side & rear, Upvc double glazed French doors to side, two Velux sky windows, underfloor heating, spot lighting and tiled flooring.

Cloakroom

Two piece suit comprising w.c, wash hand basin, extractor fan, radiator and laminate flooring.

Living Room 5.5 x 3.6 (18'0" x 11'9")

Two Upvc double glazed windows to the front, Upvc double glazed patio doors leading into rear garden and two radiators.

First Floor Landing

Stairs from ground floor, Upvc double glazed window to rear, airing cupboard housing combi boiler, loft access, doors giving access to bathroom and bedrooms.

Master Bedroom 5.5 x 3.6 max (18'0" x 11'9" max)

Upvc double glazed windows to front & rear, two radiators, telephone point and door leading into en-suite.

En-suite 2.3 x 0.8 (7'6" x 2'7")

Shower cubicle, w.c, wash hand basin, extractor fan, shaver point, radiator and vinyl flooring.

Family Bathroom 1.9 x 1.8 (6'2" x 5'10")

Updated family bathroom comprising of double shower cubicle with power shower, wash hand basin, w.c, radiator, extractor fan, shaver point, part tiled, vinyl flooring and obscure Upvc double glazed window to front.

Bedroom Two 2.9 x 2.8 (9'6" x 9'2")

Upvc double glazed window to front and radiator.

Bedroom Three 2.8 x 2.3 (9'2" x 7'6")

Upvc double glazed window to rear and radiator.

Externally

Rear Garden

Enclosed rear garden comprising of patio area's, astro turf area, outside tap and gated side access.

Garage 5.3 x 2.5 (17'4" x 8'2")

Single garage with up & over door to front, power & lighting and door to side leading out onto rear garden.

Parking

Parking is located in front of garage.

Agents Notes

Council Tax Band: D

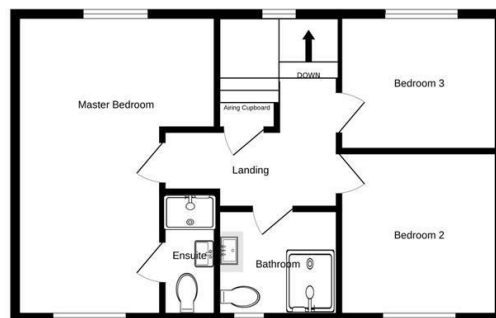
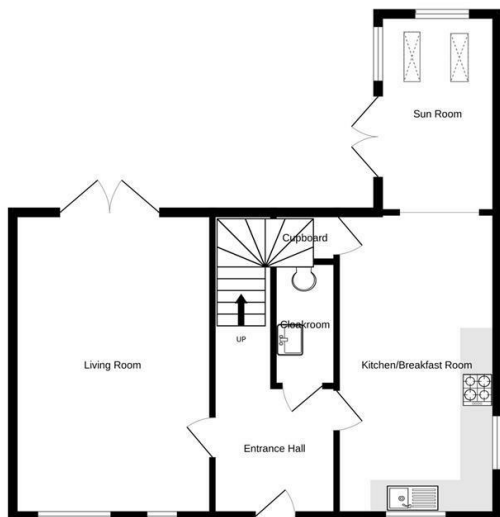
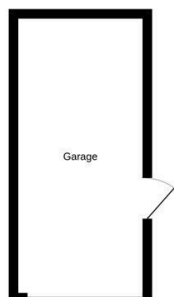




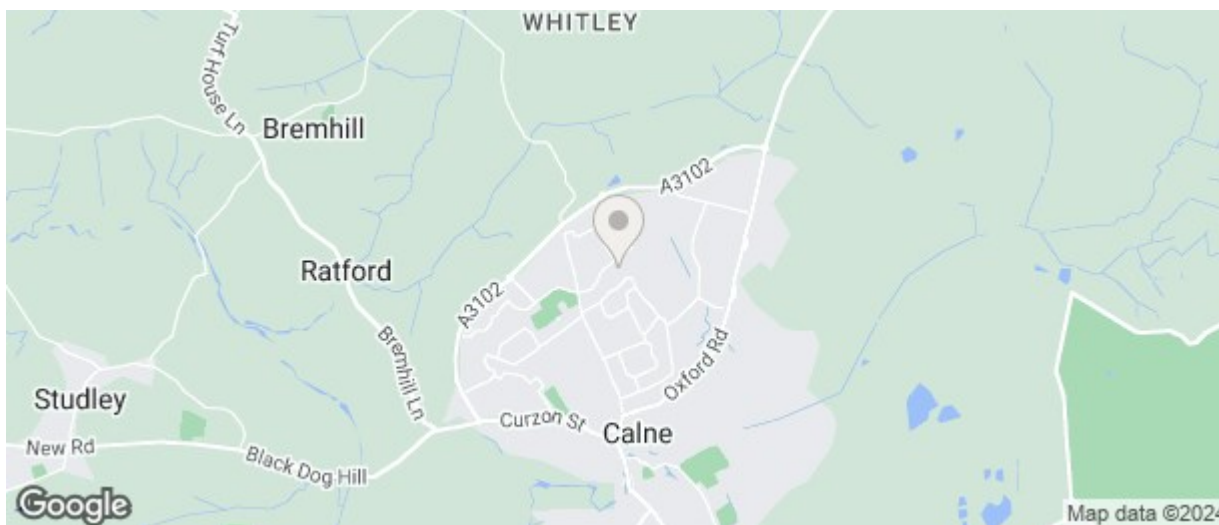
GARAGE

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing