



📍 4 Defroschia Close, Calne, Wiltshire, SN11 8HU

🔗 Offers In Excess Of £270,000

A modern, well presented, three bedroom, two bathroom, mid terrace house with level, well enclosed garden and garage, which is situated in a small cul de sac, within walking distance of schools and amenities.

- Modern, Mid Terrace House
- Three Bedrooms
- Superb Kitchen/Dining Room With Integrated Appliances
- Bathroom & En Suite Shower Room
- UPVC Double Glazing & Gas Central Heating
- Neutral Décor Throughout
- Level, Well Enclosed Garden
- Garage & Off Street Parking
- NO ONWARD CHAIN

🏠 Freehold

🏠 EPC Rating B



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The property offers well proportioned accommodation over two floors comprising; entrance hall with cloakroom off, good sized sitting with French doors opening onto the rear garden, superb kitchen/diner with modern units and integrated appliances, bedroom 1 with en suite shower room, two further bedrooms and a bathroom with white suite.

Externally there is a level, well enclosed garden with paved patio seating area, lawned area and paved path leading the side of the garage.

Single garage with up and over door to front, door to side leading to the garden. Parking in front for one vehicle.

Situation

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. Calne is an expanding North Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at North Wilts and Bowood, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

Property Information

Tenure; Freehold

Mains water, electricity, gas and drainage.

Gas Fired Central Heating

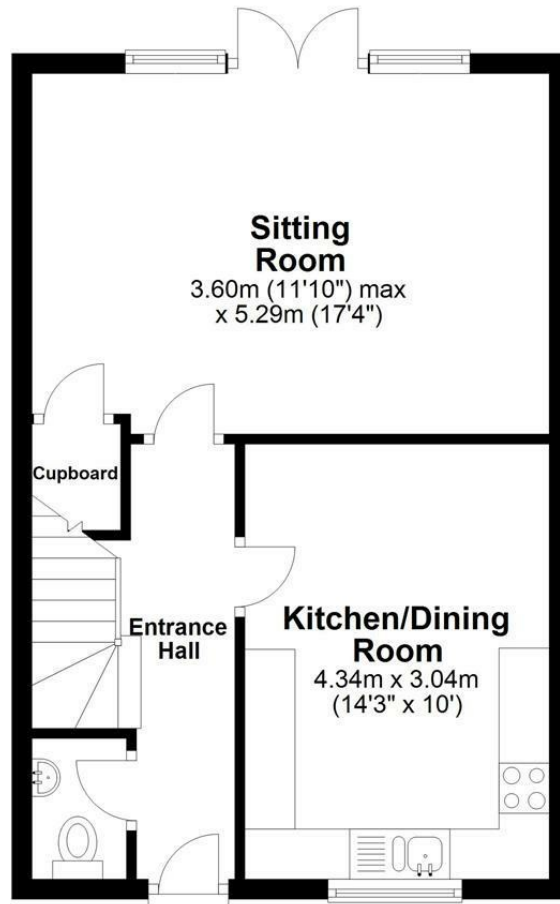
EPC Rating; B

Council Tax Band: C



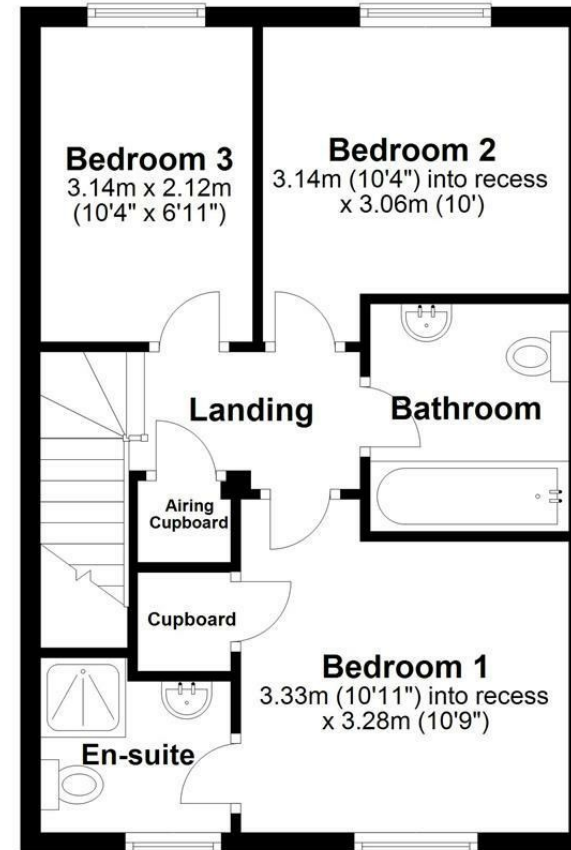
Ground Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



Total area: approx. 83.9 sq. metres (903.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.