



📍 44 Comet Crescent, Calne, SN11 8FT

🏠 £335,000

A modern, well presented, three bedroom semi-detached house with low-maintenance, well enclosed garden and garage, which is situated in a small cul-de-sac, overlooking communal greenspace, within walking distance of schools and amenities. No Onward Chain.

- Modern Semi-Detached House
- Extended Accommodation
- Beautifully-Presented
- No Onward Chain
- Principal Bedroom with Built-In Wardrobes & En-Suite Shower Room
- High-Specification Kitchen / Breakfast Room
- Sitting Room & Sun Room
- Low-Maintenance, Enclosed Garden
- Single Garage & Driveway Parking
- Envious Position Overlooking Communal Green Space

🏡 Freehold

🏠 EPC Rating C



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The property offers well proportioned accommodation over two floors comprising; entrance hall with cloakroom off, good sized sitting room, superb fitted kitchen/diner with modern units and integrated appliances, sun room with french doors to the rear garden, principle bedroom with built in wardrobes and en suite shower room, two further bedrooms and modern family bathroom.

Externally there is a low-maintenance, well enclosed, paved garden, with side access to the garage. There is further off-road driveway parking.

Offered with No Onward Chain.

#### **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.

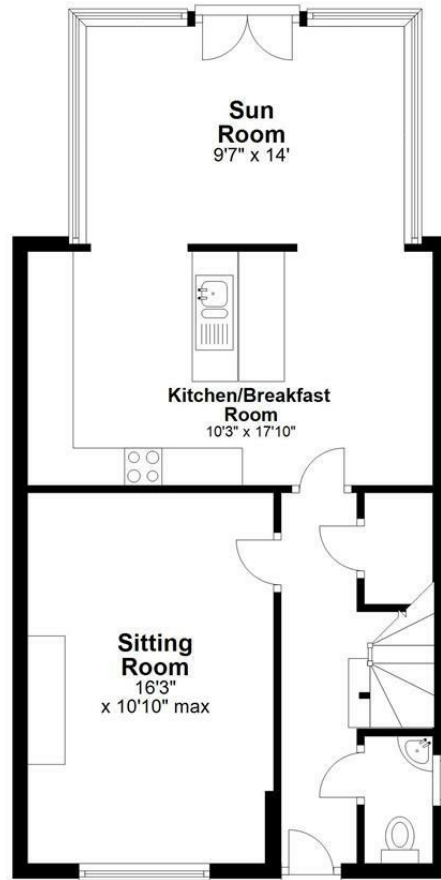
Gas Fired Central Heating

EPC Rating; C

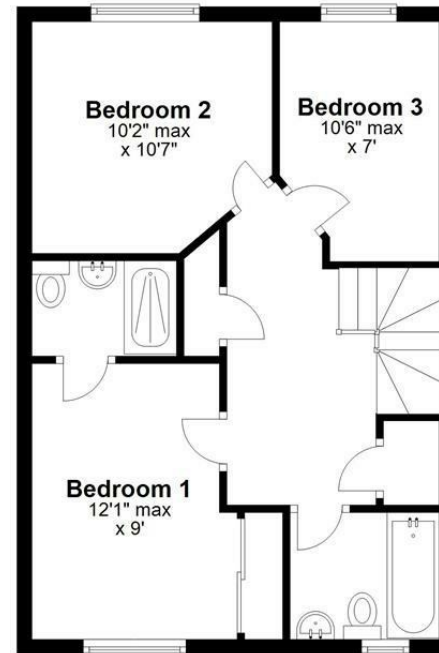
Council Tax Band: C



**Ground Floor**  
Approx. 617.0 sq. feet



**First Floor**  
Approx. 485.7 sq. feet



Total area: approx. 1102.7 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.