





📍 29 Morgans Road, Calne, Wiltshire, SN11 0FH

🏠 £525,000

An immaculately presented and thoughtfully extended, modern, four bedroom, two bathroom, detached house, with private gardens, garage and driveway parking, which enjoys a most pleasant position, siding onto a green on this sought after development.

- Beautifully Presented, Detached House
- Four Good Sized Bedrooms
- Stunning, Kitchen/Dining/Family Room With Atrium & Bi-Fold Doors
- Utility & Cloakroom
- Bathroom & En Suite Shower Room
- UPVC Double Glazing & Gas Central Heating
- Well Maintained, Private Gardens
- Garage & Driveway Parking
- Siding Onto A Green
- Sought After, Cherhill View Development

🏡 Freehold

🏠 EPC Rating B





An immaculately presented and thoughtfully extended, modern, detached house, with private gardens, garage and driveway parking, which enjoys a most pleasant position, siding onto a green on this sought after development.

The property offers spacious and flexible accommodation over two floor comprising; entrance hall with cupboard off, dual aspect sitting room, fabulous, open plan kitchen/dining/family room with modern units, some integrated appliances, atrium room and bi-fold doors opening onto the rear garden, utility room with cloakroom off, dual aspect bedroom one with built in wardrobes and en suite shower room, three further good sized bedrooms (two of which have built in wardrobes) and a bathroom with white suite.

Externally there is a level, predominately lawned garden to the front with hedging to the side and to the rear there is a well enclosed, private, lovingly maintained garden with paved patio seating area, further pergola covered seating area and pretty flower beds to the side.

Integral, single garage with up and over door to front, power and lighting. Driveway parking in front for two cars.

#### **Situation**

The property is located close to the south of Calne and offers access to 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**

Council Tax Band; E

Freehold

Mains Services

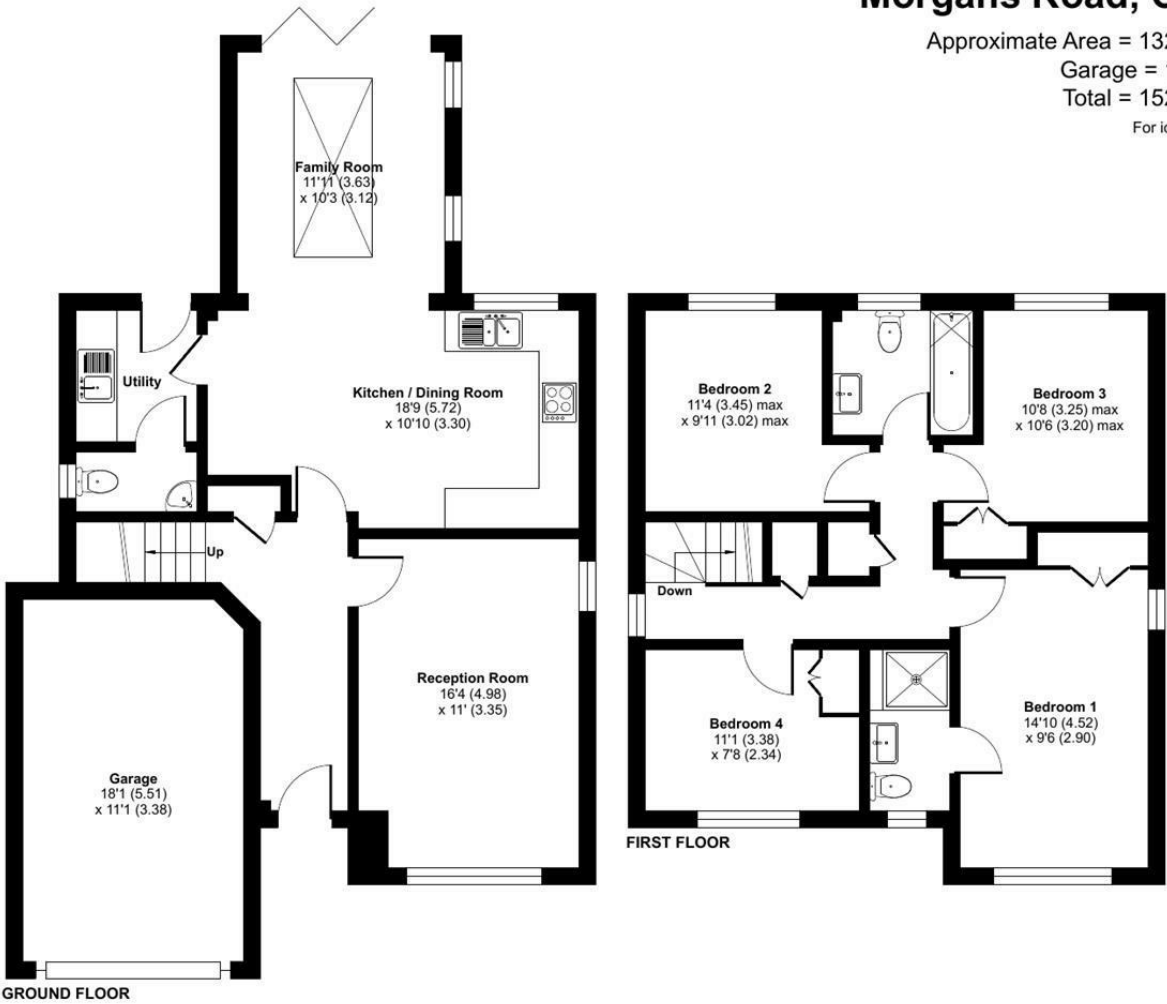
Gas Central Heating

EPC Rating; B



# Morgans Road, Calne, SN11

Approximate Area = 1329 sq ft / 123.4 sq m  
 Garage = 197 sq ft / 18.3 sq m  
 Total = 1526 sq ft / 141.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1121394

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