



📍 24 Ebor Paddock, Calne, Wiltshire, SN11 0JY

🏠 £299,000

A fantastic three bedroom semi-detached house, with modern accommodation, well-proportioned garden, single garage, and ample driveway parking, ideally positioned on the popular south side of Calne. Offered with No Onward Chain.

- Three Bedroom Semi-Detached House
- Modern Accommodation
- Kitchen / Diner
- Stylish Bathroom with P-Bath
- Well-Proportioned, Private Garden
- Single Garage & Driveway Parking
- Quiet Cul-De-Sac
- Popular South Side of Calne
- No Onward Chain
- Close to Primary & Secondary Schools

🏡 Freehold

🏠 EPC Rating D



A lovely three bedroom semi-detached house, offering light, airy and modern accommodation, superbly positioned in a quiet cul-de-sac on the popular south side of Calne.

The internal living arrangements can be found over two levels, and briefly comprises; entrance hall, leading to a good size living room with feature open fireplace, contemporary kitchen/dining room with electric oven and hob plus space for additional appliances. There is also rear access to the rear patio area via French doors.

To the first floor there are two double bedrooms both with fitted wardrobes and a further single bedroom. There is also a modern bathroom, with p-bath and shower over.

Externally there is off-road driveway parking for several cars leading to a single garage. To the rear is a good size enclosed rear garden with timber shed.

Further benefits include gas fired central heating and double glazing throughout. Offered with No Onward Chain.

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: C

Freehold

Mains Electricity, Water And Drainage

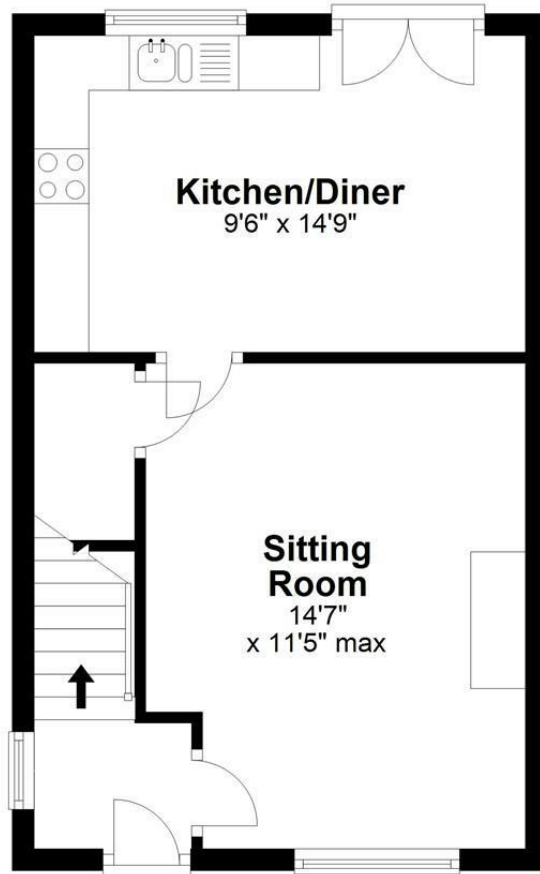
Gas Central Heating

EPC Rating: D



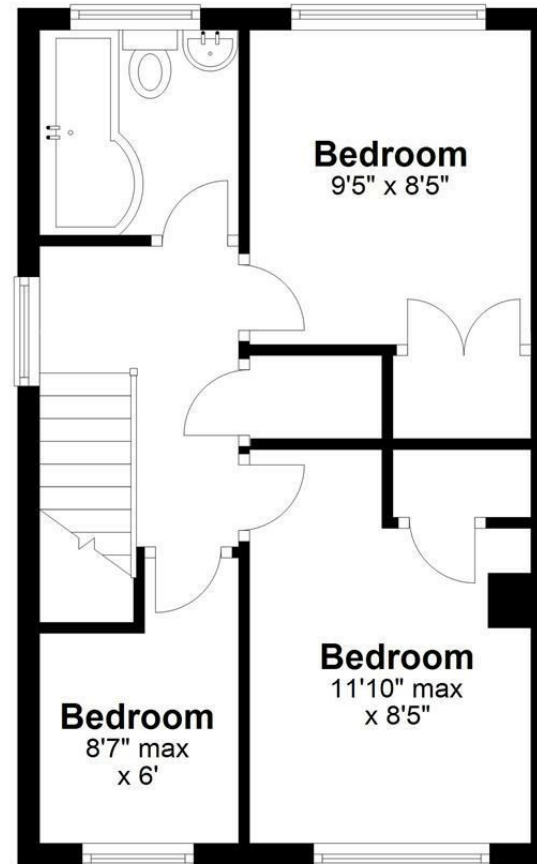
Ground Floor

Approx. 359.5 sq. feet



First Floor

Approx. 359.5 sq. feet



Total area: approx. 719.1 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.