



📍 3 School Road, Calne, Wiltshire, SN11 9FG

🔗 £335,000

A well-presented four double bedroom townhouse, offering exceptionally spacious and flexible accommodation perfect for the demands of modern family living, and benefitting from a low-maintenance landscaped rear garden, and double garage.

- Modern Townhouse
- Much-Improved & Well-Presented
- Spacious & Flexible Accommodation
- Four Double Bedrooms
- Principal Bedroom with Dressing Room & En-Suite
- Superb Kitchen
- Cloakroom & Utility Area
- Low Maintenance, Landscaped Rear Garden
- Double Garage
- Close to Schools & Shops

🏠 Freehold

🏠 EPC Rating C



A fantastic four double bedroom, modern townhouse, offering spacious and highly flexible accommodation, superbly positioned on the highly desirable north side of Calne, within walking distance popular schools and amenities.

The internal living arrangements can be found over three levels, and briefly comprises; entrance hall, generous dual-aspect sitting room with sliding doors to the rear garden, dining room, superb modern fitted kitchen, with utility area and cloakroom, on the ground floor.

There are three double bedrooms and the family bathroom on the first floor.

Finally the accommodation is completed on the top level with the principle suite, consisting of large double bedroom, dressing room, and beautifully appointed en-suite bathroom with separate shower.

Externally there is a low-maintenance, landscaped rear garden, with rear access to the double garage.

Situation

School Road is situated close to Fynamore Primary School on the popular Lansdowne Park development on the north side of Calne. The town Calne boasts 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.

Property Information

Tenure; Freehold

Mains Gas, Water, Electricity & Drainage

UPVC Double Glazing & Gas Central Heating

EPC Rating; C

Council Tax Band: D





School Road, Calne, SN11

Approximate Area = 1345 sq ft / 124.9 sq m

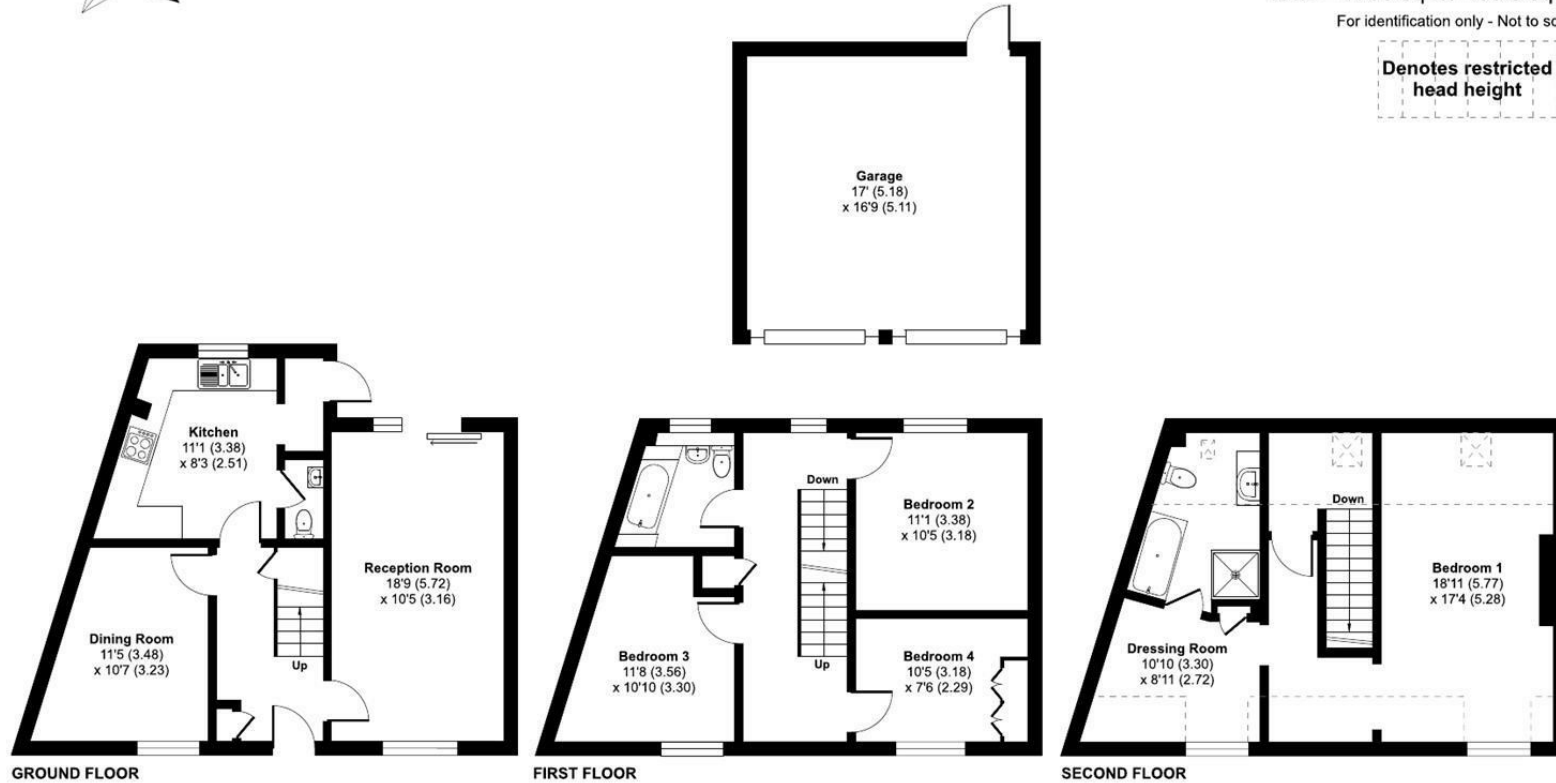
Limited Use Area(s) = 170 sq ft / 15.7 sq m

Garage = 283 sq ft / 26.2 sq m

Total = 1798 sq ft / 166.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1122681

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