



📍 3 Larkspur Drive, Calne, SN11 8GN

🏠 £240,000

A well-presented two bedroom semi-detached home, offering off-road driveway parking and a well-proportioned garden, situated on the newly established High Penn Park development.

- Modern Semi-Detached House
- Two Double Bedrooms
- Cloakroom & Family Bathroom
- Good Quality Specification
- Sizeable Garden
- Off-Road Driveway Parking
- Popular High Penn Park Development
- Perfect First Time Purchase
- Ideal Investment Opportunity

🏡 Freehold

📊 EPC Rating B



Larkspur Drive is a well-presented two bedroom semi-detached home, situated on the popular and newly established High Penn Park development.

The property is light & airy throughout, and finished to a good quality specification, making it the perfect first time purchase.

The accommodation is arranged over two levels, and comprises; entrance hall, cloakroom, sitting room / diner, modern integrated kitchen, two double bedrooms and the family bathroom.

Externally the property benefits from off-road driveway parking for multiple vehicles, and a generous and rear garden.

Situation

The property is pleasantly situated on a popular and newly established development which is within walking distance of the town centre, with good 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

Tenure: Freehold

Council Tax Band: C

EPC Rating: B

Mains gas, electricity, water and drainage

Gas central heating

Rooms

Entrance Hall

Cloakroom: 5'6" x 2'10"

Kitchen: 10'9" x 7'6"

Sitting Room / Diner: 14'5" x 13'3" Max

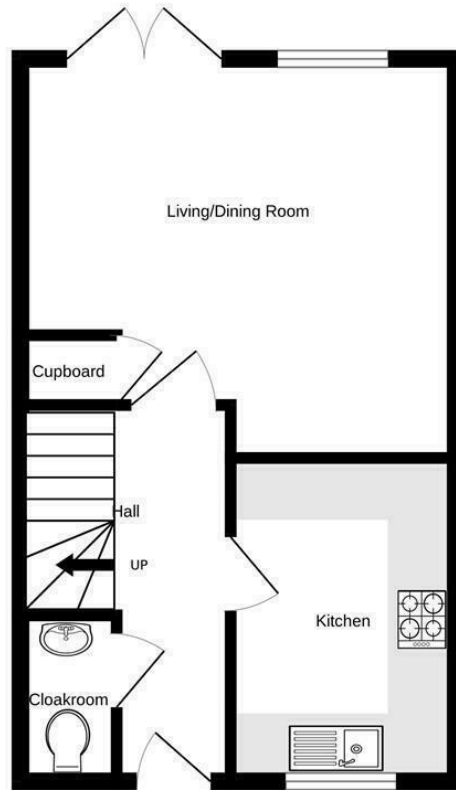
Bedroom: 12'3" x 8'3"

Bedroom: 12'3" x 8'0" Max

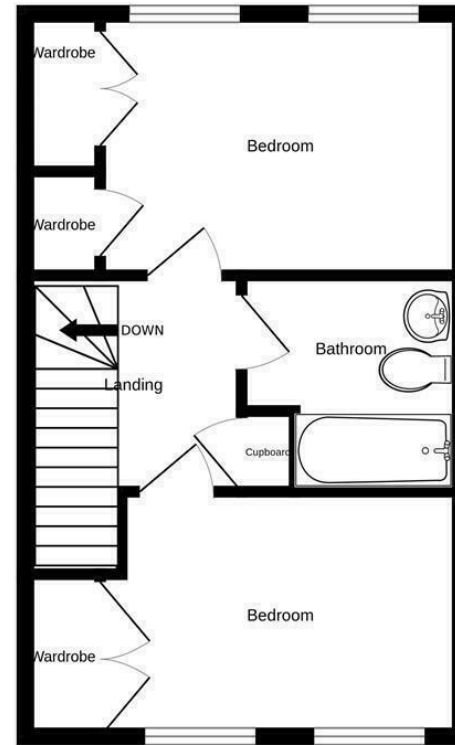
Family Bathroom: 7'5" x 6'8" Max



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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