



📍 14 Comet Crescent, Calne, Wiltshire, SN11 8FT

🔗 Offers In Excess Of £350,000

A modern, well presented, three bedroom detached house with private, well enclosed garden and garage, which is situated in a quiet residential area, overlooking communal greenspace, within walking distance of schools and amenities.

- Modern Detached House
- Well-Presented Accommodation
- Three Bedrooms
- Principal Bedroom with En-Suite Shower Room
- All Bedrooms with Fitted Wardrobes
- High-Quality Kitchen / Breakfast Room
- Lovely Bay-Fronted Sitting Room
- Cloakroom & Family Bathroom
- Private, Enclosed Rear Garden
- Garage & Driveway

🏠 Freehold

🏠 EPC Rating C



A modern, well presented, three bedroom detached house with private, enclosed garden and garage, which is situated in quiet residential area, overlooking communal greenspace, within walking distance of schools and amenities.

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

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

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: D



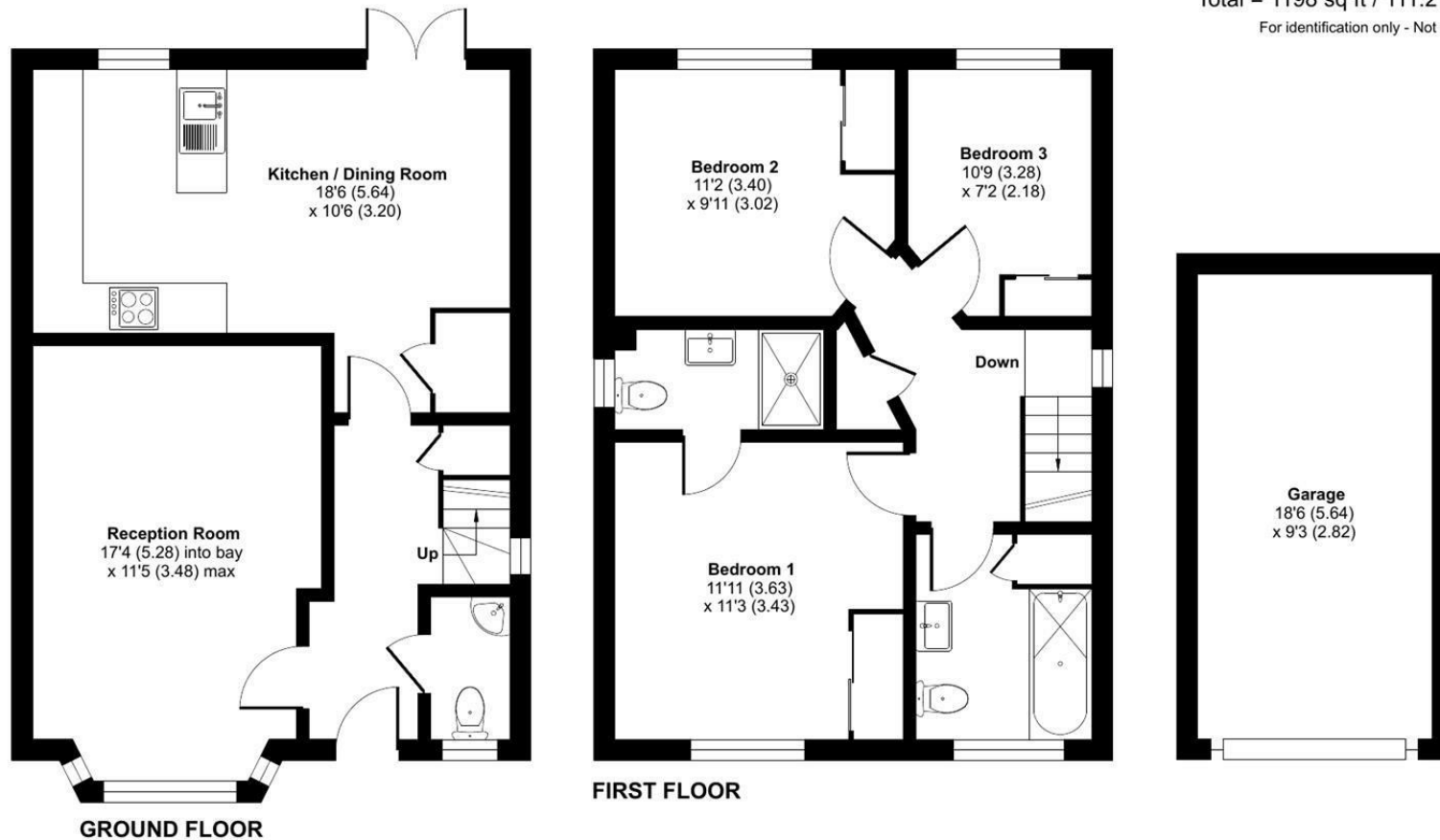
Comet Crescent, Calne, SN11

Approximate Area = 1025 sq ft / 95.2 sq m

Garage = 173 sq ft / 16 sq m

Total = 1198 sq ft / 111.2 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). © nichecom 2024. Produced for Strakers. REF: 1152557

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.