



📍 4 Cotswold Close, Calne, SN11 8LL

🔗 Offers In Excess Of £280,000

A stylish, well-presented three bedroom, semi-detached house with private, low maintenance rear garden, converted garage and off-road driveway parking, which is superbly positioned in the corner of a quiet cul-de-sac.

- Modern Semi-Detached House
- Stylish, Well-Presented Accommodation
- Three Bedrooms
- Sitting Room with Wood-Burner
- Kitchen / Diner
- Study & Conservatory
- Private, Low-Maintenance Rear Garden
- Off-Road Driveway Parking
- Quiet Cul-De-Sac

🏠 Freehold

🏠 EPC Rating C



A fantastic three bedroom semi-detached house, superbly positioned in a quiet corner of a popular cul-de-sac, in Calne. The property offers stylish, well-presented accommodation, and has been significantly improved by the current owner, to offer a spacious and versatile home, perfectly ready for the next lucky owner.

The internal living arrangements can be found over two levels, and briefly comprises; entrance hall, sitting room with wood burner, fitted Wren kitchen / diner, and conservatory, The garage has been converted and now provides additional ground floor accommodation in the shape of a cloakroom and study / play room. The majority of the ground floor benefits from high quality Karndean flooring. To the first floor are the three bedrooms, and modern family bathroom with shower over.

Externally the property benefits from a private and low-maintenance rear garden, with decked (composite), patio and shingle areas. There is also a lovely Pergola with electricity in the corner. Furthermore a small garden section can be found beyond the public footpath to the bottom of the garden. As previously mentioned, the garage has been converted, however a storage section to the front is still retained, and a new automatic door was fitted in 2019. There is off-road driveway parking for multiple vehicles.

Situation

The property is pleasantly situated on a popular and 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: C

Mains Gas, Electricity, Water & Drainage

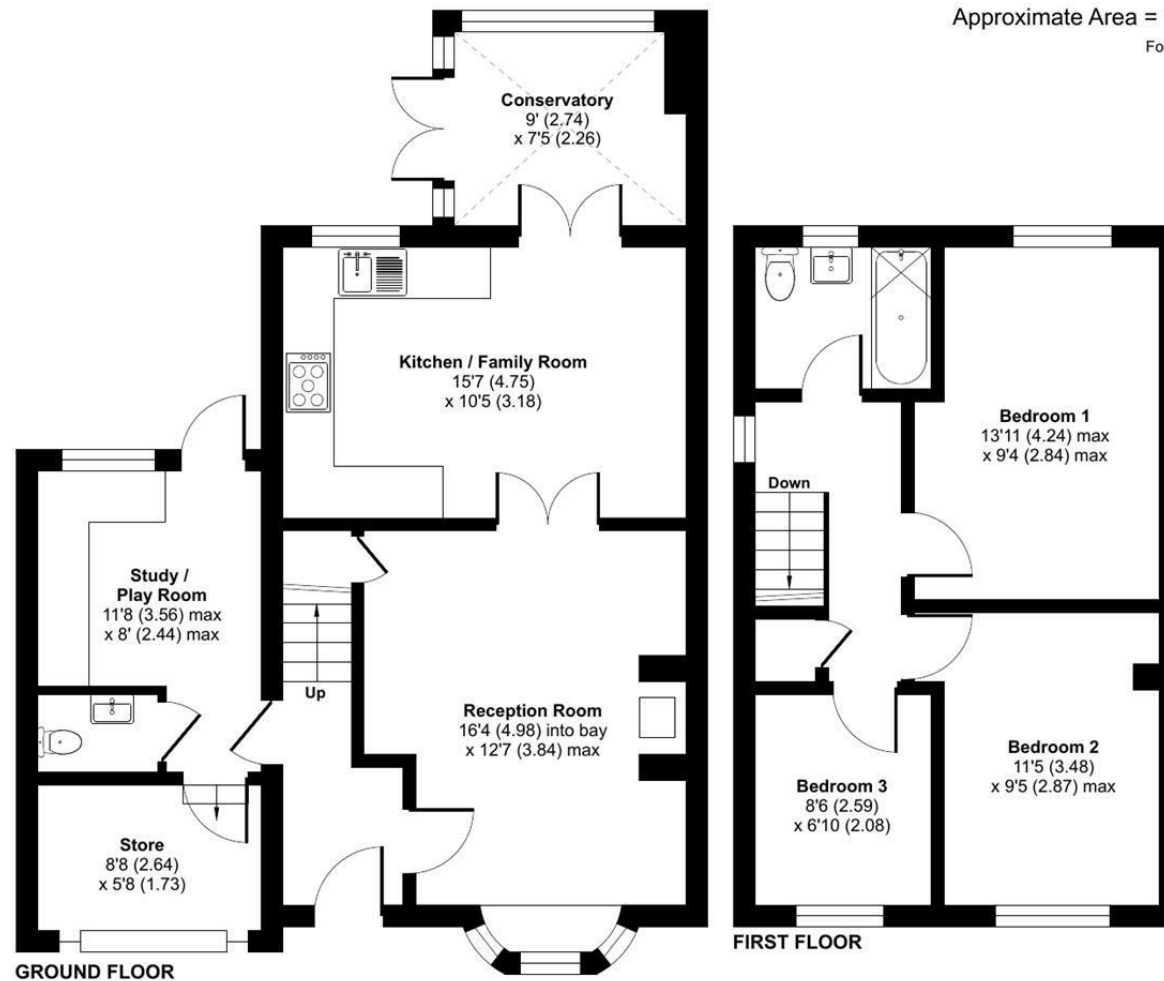
Gas central heating



Cotswold Close, Calne, SN11

Approximate Area = 1052 sq ft / 97.7 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). © nichecom 2024. Produced for Strakers. REF: 1177421

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.