



📍 4 Sumbler Drive, Calne, Wiltshire, SN11 8PB

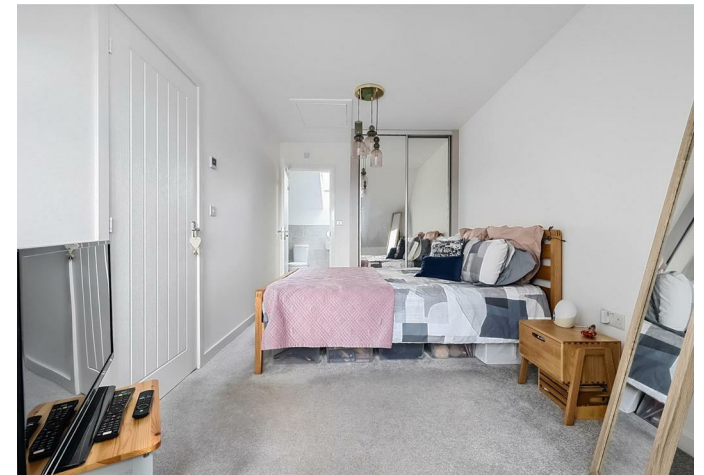
🏠 £289,500

A beautifully-presented three bedroom semi-detached townhouse, offering off-road driveway parking and a well-maintained, split-level garden, situated on the newly established Regent Park development. No Onward Chain.

- Modern Semi-Detached Townhouse
- Beautifully-Presented Accommodation
- Three Double Bedrooms
- Superb High-Spec Kitchen / Diner
- Cloakroom / Family Bathroom / En-Suite
- Well-Maintained, Landscaped Rear Garden
- Off-Road Parking for Multiple Vehicles
- Wonderful Elevated Position, with Views
- No Onward Chain
- Walking Distance to Shops and Amenities

🏠 Freehold

🏠 EPC Rating B



Sumbler Drive is beautifully-presented three bedroom semi-detached townhouse, situated at the end of a quiet cul-de-sac on the newly established Regents Park development, only a short walk from local shops and amenities. Offered with No Onward Chain.

The fantastic accommodation is arranged over three levels, and briefly comprises; entrance porch, sitting room, cloakroom and stylish high-spec kitchen / diner, which provides access via French doors to the recently landscaped rear garden; on the ground level. To the first floor are two double bedrooms and the family bathroom, with the principle bedroom and en-suite located to the second floor. Both bedrooms one and two benefit from fitted / built-in wardrobes.

Externally the property offers a well-maintained, private, landscaped split-level garden to the rear and off-road parking for two vehicles to the side of the house. The elevated position of the property provides lovely far reaching views.

Additional benefits include gas central heating and remaining NHBC insurance.

#### **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 & Drainage

Gas Central Heating

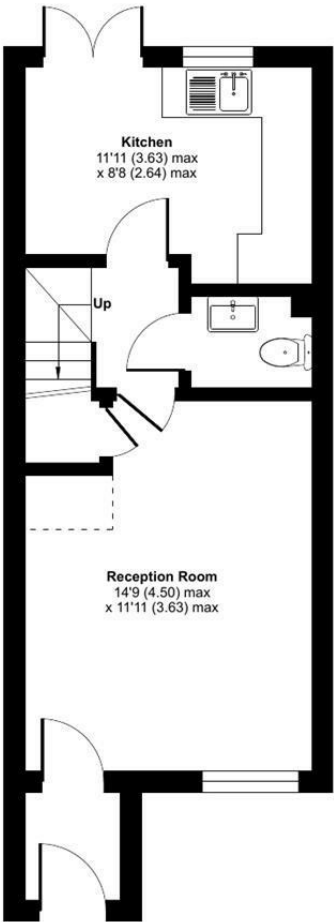
Annual Estate Charge: £188.64



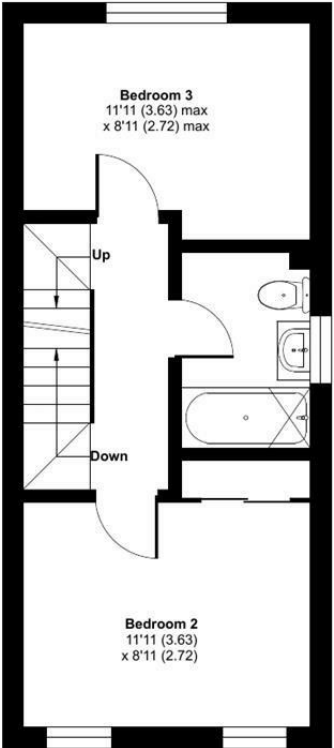
# Sumbler Drive, Calne, SN11

Approximate Area = 862 sq ft / 80 sq m  
 Limited Use Area(s) = 65 sq ft / 6 sq m  
 Total = 927 sq ft / 86 sq m  
 For identification only - Not to scale

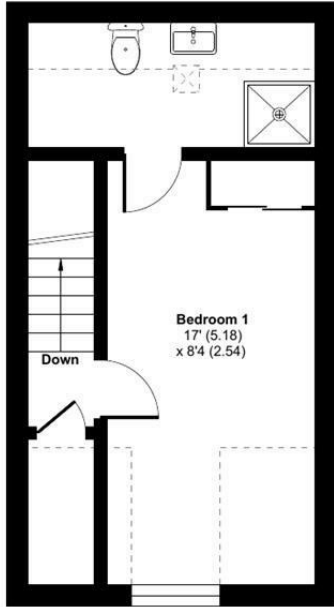
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Strakers. REF: 1190579

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 firms 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.



For further details 01249 652717  
 chippenham@strakers.co.uk

In branch | Online | On the move  
 strakers.co.uk