



📍 45 Amberley Close, Calne, Wiltshire, SN11 9UP

🏠 Price Guide £440,000

A spacious, five bedroom, two reception room, three bathroom, detached, family house with private rear garden, detached, double garage and driveway parking, which is situated on an established and popular development, within walking distance of schools and amenities.

- Spacious, Detached House
- Five Bedrooms
- Two Reception Rooms
- Bathroom & Two En Suite Shower Rooms
- Large Conservatory
- UPVC Double Glazing & Gas Central Heating
- Private, Well Enclosed Garden
- Double Garage & Driveway Parking
- Walking Distance To Schools & Amenities

🏡 Freehold

🏠 EPC Rating D



A spacious, detached, family house with private rear garden, detached, double garage and driveway parking, which is situated on an established and popular development, within walking distance of schools and amenities.

The property offers accommodation over three floors comprising; entrance hall with cloakroom off, good sized sitting room, dining room, kitchen/breakfast room, utility room, study/office, large conservatory opening onto the rear garden, guest bedroom with en suite shower room, three further bedrooms and a bathroom on the first floor and a generously proportioned principle bedroom suite on the second floor with en suite shower room and dressing room.

Externally there is a private, well enclosed garden with section of lawn, small pond and access to the side.

Double garage with up and over doors to front, door to side, power and lighting.

Situation

Amberley Close is situated on the outskirts of Calne which 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

Council Tax Band; F

Freehold

Mains drainage, gas, electric and water.

Gas central heating

EPC Rating; D



Amberley Close, Calne, SN11

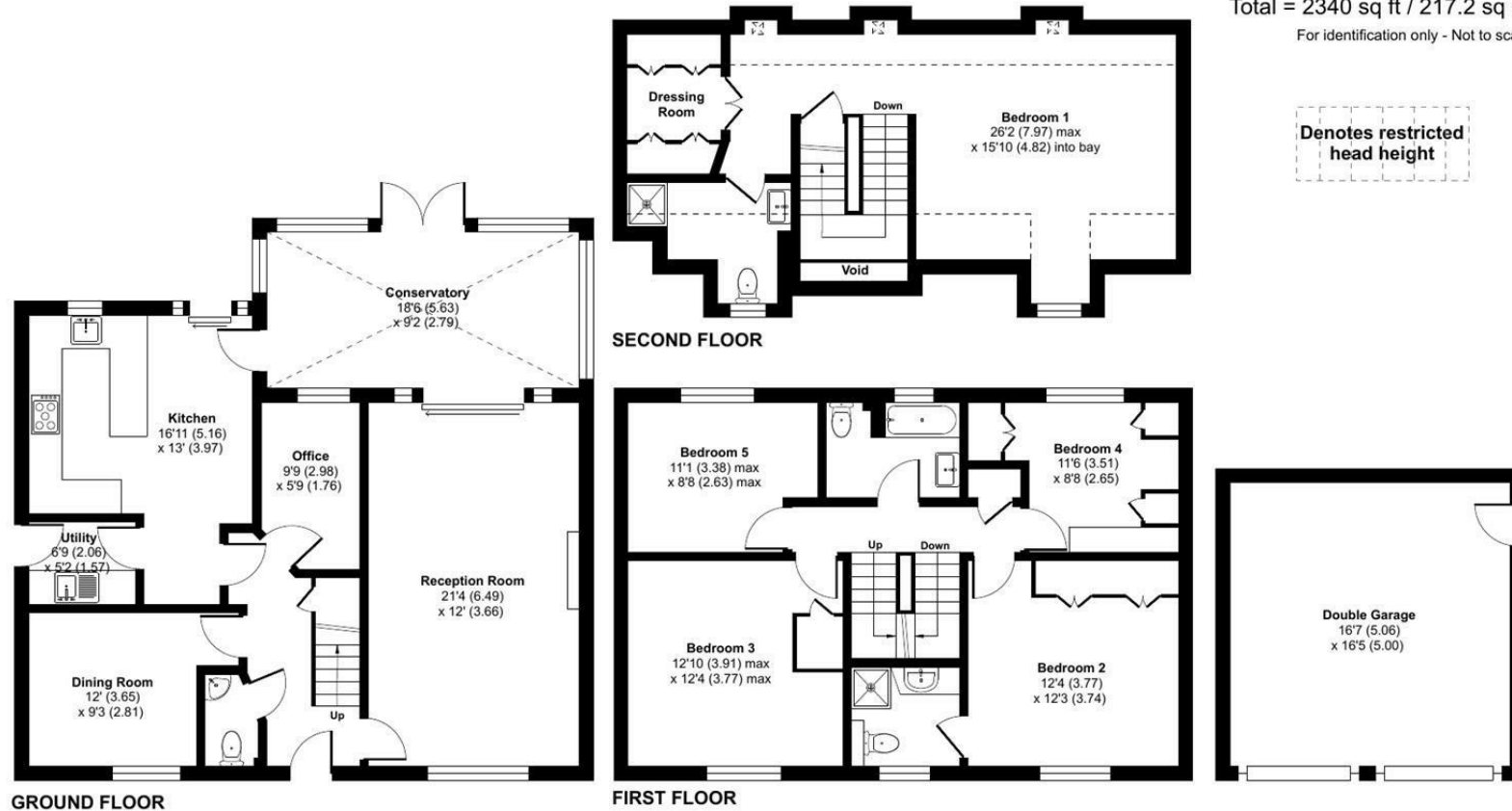
Approximate Area = 1926 sq ft / 178.9 sq m (excludes void)

Limited Use Area(s) = 142 sq ft / 13.1 sq m

Garage = 272 sq ft / 25.2 sq m

Total = 2340 sq ft / 217.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Strakers. REF: 1215042

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