



📍 69 York Road, Calne, SN11 8FW

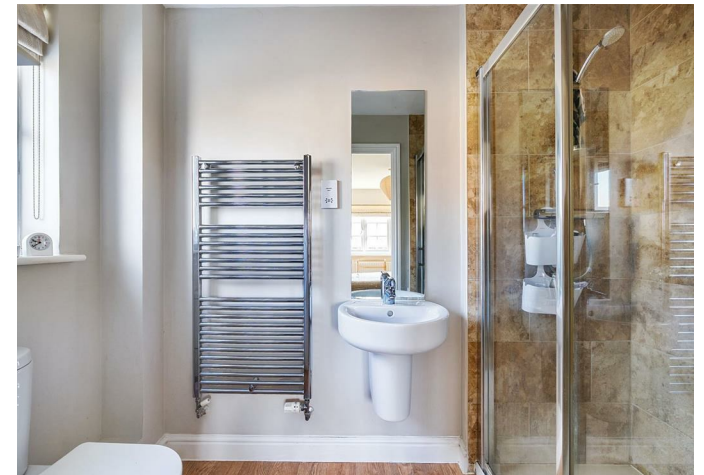
🏠 £425,000

A wonderful, modern four bedroom detached family home, offering well-proportioned and well-presented accommodation, and benefitting from private rear garden, single garage and driveway parking. Vendor Suited.

- Modern Detached Family Home
- Well-Presented Throughout
- Four Bedrooms
- Bay-Fronted Sitting Room
- Superb Kitchen / Dining / Family Area
- Cloakroom & Utility Room
- En-Suite Shower Room & Family Bathroom
- Private, Enclosed Rear Garden
- Single Garage & Driveway for Multiple Vehicles
- Vendor Suited

🏠 Freehold

🏠 EPC Rating C



A modern, well-presented four bedroom detached family home, superbly positioned in the corner of a popular, recently established development, within walking distance of the town centre and local amenities, in the popular town of Calne. Vendors Suited.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, cloakroom, lovely bay-fronted sitting room, contemporary open-plan kitchen / dining / family area, which provides the perfect space for families / hosting, and finally, utility room, to the ground floor. On the first floor are the four bedrooms, including the principal bedroom with en-suite shower room and built-in wardrobes, and the family bathroom.

Externally the property benefits from a private, enclosed rear garden, laid predominantly to lawn, with a patio seating area and pretty beds to the border. There is also a single garage, and off-road driveway parking for multiple vehicles.

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 Electricity, Gas, Water & Drainage

Gas Fired Central Heating

EPC Rating: C

Council Tax Band: E

Annual Management Charge of approx. £156

Note: Under section 21 of the Estate Agents Act we hereby give notice that the vendor of this property is a Strakers member of staff.



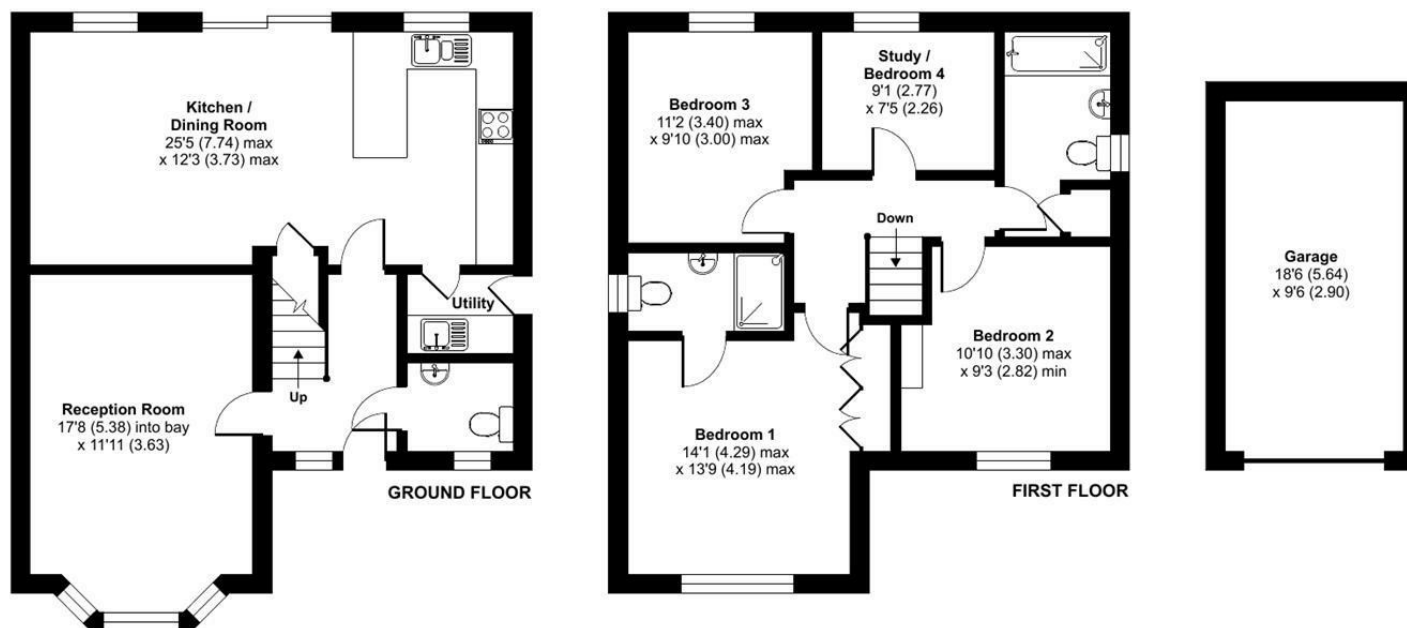
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Approximate Area = 1303 sq ft / 121 sq m

Garage = 175 sq ft / 16.3 sq m

Total = 1478 sq ft / 137.3 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). © nchecon 2025. Produced for Strakers. REF: 1260891

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