



📍 16 Petty Lane, Derry Hill, Calne, Wiltshire, SN11 9QY

🔗 £1,950 PCM

A very well presented four-bedroom detached home with off street parking located at the end of a cul-de-sac in the sought-after village of Derry Hill. Available now, unfurnished, £1950pcm (pets considered).

- TO LET
- VERY WELL PRESENTED
- FOUR BEDROOMS
- DETACHED
- SOUGHT AFTER VILLAGE
- OFF STREET PARKING
- COUNCIL TAX BAND E
- ENCLOSED REAR GARDEN
- UNFURNISHED
- AVAILABLE NOW



🏠 EPC Rating D



A very well presented four-bedroom detached home with off street parking located at the end of a cul-de-sac in the sought-after village of Derry Hill. Available now, unfurnished, £1950pcm (pets considered).

Accommodation comprises entrance hall with w/c and under stairs cupboard. The living room benefits from having a bay window and feature open fireplace. The bespoke kitchen/breakfast room is lovely and includes breakfast bar, range oven, granite worktops, water softener, integrated full length fridge, freezer and dishwasher. Accessed off the kitchen is a fantastic size dining/family area that offer access to the rear garden. Also accessed off the kitchen is a useful utility room that in turn provides external access to the rear garden and access into the converted garage store. There is also a home study situated to the ground floor.

Situated to the first floor are four bedrooms and a modern family bathroom with shower over. Bedroom one enjoys three double wardrobes and a modern ensuite. Bedrooms two and three also benefit from having fitted wardrobes.

Externally there is off street parking to the front of the property whilst to the rear, there is a low maintenance enclosed rear garden with gated side access. Derry Hill village enjoys the Bowood Estate right on its doorstep and the property is situated within walking distance of the village church, a highly respected primary school, regular bus services to local towns and schools, a village shop with post office, a fantastic pub (The Lansdowne Arms).

A minimum contract for this property is 12 months.



Ground Floor



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