



**Zander Road, Calne**  
**Asking Price £325,000**





A well presented family home that boasts three double bedrooms and enjoys a kitchen dining extension. This terraced house is located in the sought-after Lansdowne Park area, close to town and amenities. As you step inside, you'll be greeted by a welcoming entrance hall, dining kitchen, dual aspect lounge, separate family room, and guest cloakroom. The first floor of the home features three double bedrooms, a family bathroom, and an en-suite. Externally the rear garden is beautifully landscaped and fully enclosed, there is also a carport and drive parking. Offered for sale with no onward chain.



## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath, and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## LOCATION

Placed on the desirable Lansdowne Park development with convenient access to local shops, schools, and a gentle walk from the town centre. A short trip onto the bypass opens routes towards Chippenham and the M4 westbound or towards Royal Wootton Bassett, Swindon, and the M4 eastbound. South of Calne for routes towards Devizes and Marlborough.

## THE HOME

This ex 'SHOW HOME' is outlined in more detail as follows:

### TILED ENTRANCE HALL

A bright welcoming entrance hall, doors open to the living room, family room, and dining kitchen. Finished with spotlighting and tiled flooring that flows through into the dining kitchen.

### GUEST CLOAKROOM

A white suite with a wash basin and water closet.

### DUAL ASPECT LIVING ROOM

**20' x 13'3 maximum (6.10m x 4.04m maximum)**

The generous living room has windows placed to the front and rear. There is ample space for multiple large sofas and further items of display furniture, around a electric fire with a wood mantel fireplace. Fitted with carpet.

## FAMILY ROOM

**11'6 x 8'3 (3.51m x 2.51m)**

A flexible space that can be utilised to suit a buyer's needs as a study, dining room, or family room. A window to the front of the home. Fitted with carpet.

## DINING KITCHEN

**18'10 x 15'3 (5.74m x 4.65m)**

One of the highlights of this lovely home is the kitchen dining extension, providing a bright and airy space for cooking and enjoying meals together. The fitted kitchen area is ideal for the cook with extensive worktop space, great storage, and an integrated sink with a drainer, two freezers, fridge, dishwasher, double oven, five ring hob, and a contemporary hood. The other aspect of the room allows for a dining table and chairs along with further display furniture or if desired a sofa. Finished with spot lighting and tiled flooring.

## GALLERY LANDING

Doors open to all three bedrooms, the family bathroom, and airing cupboard. The loft is boarded and accessed here.

## MASTER BEDROOM

**12'6 x 11'9 (3.81m x 3.58m )**

A generous master bedroom with the benefit of fitted wardrobes. Space allows for a king-size bed and further bedroom furniture. A window views over the front of the home. A door opens to the en-suite.

## MASTER EN-SUITE

**6'7 x 5'10 (2.01m x 1.78m)**

Complimenting the master bedroom is the tiled en-suite with a double shower, pedestal wash basin, and water closet. Privacy glazed window to the rear.

## BEDROOM TWO

**10'3 x 9' (3.12m x 2.74m)**

With a window looking out over the rear of the home is bedroom two, this room can accommodate a double bed, bedside tables and further bedroom furniture.

## BEDROOM THREE

**9'1 x 9' (2.77m x 2.74m)**

Positioned at the front of the home, bedroom three can accommodate a double bed and further bedroom furniture,

## FAMILY BATHROOM

**6'9 x 5'6 (2.06m x 1.68m)**

A white suite with bath and shower over with glass screen. Pedestal wash basin and water closet. Privacy Glazed window to the front of the home.

## EXTERIOR

Outlined in further detail as follows:

### REAR LANDSCAPED GARDEN

A beautifully landscaped rear garden, borders with mature shrubs and ornamental plants, following a paved path to the access gate at the rear. Predominantly laid to lawn with a decked and patio areas ideal for alfresco dining. Storage shed.

### CARPORT

The carport adds a touch of convenience, offering shelter for your vehicle and additional storage space.

### DRIVE PARKING

Further parking at the rear of the home.

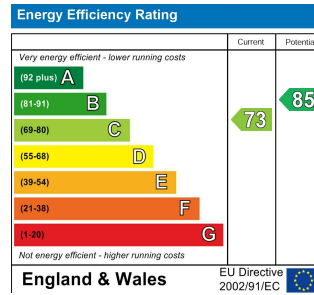
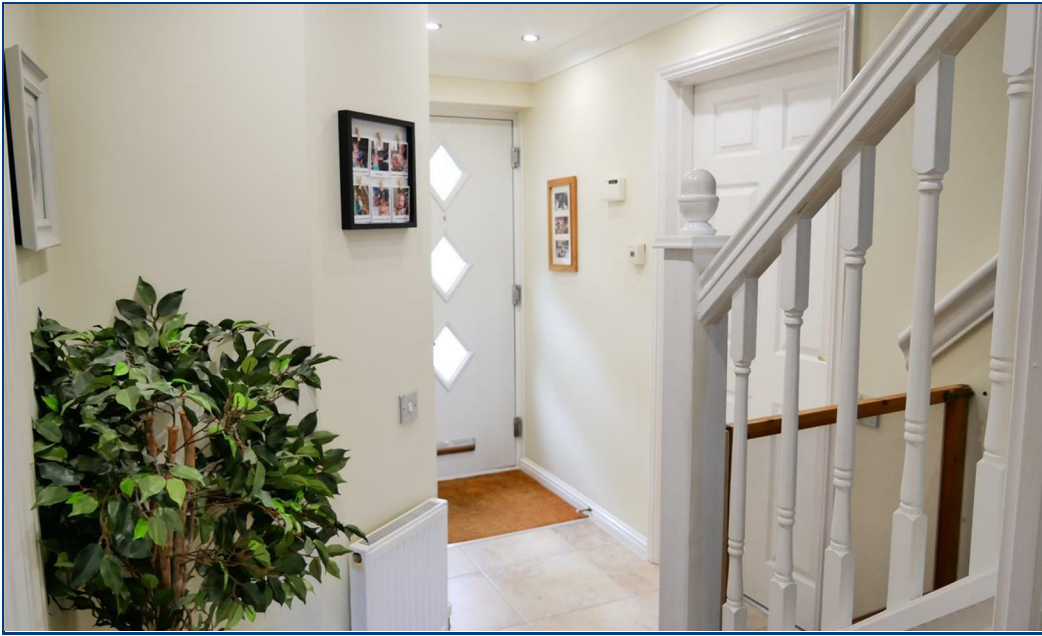












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