



27 Linnet Road, Calne, SN11 9RN

GOODMAN WARREN BECK

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£249,950

NO ONWARD CHAIN. A modern three bedroom end of terrace situated at the end of a cul-de-sac on the popular Lansdowne Park development with easy access to a range of amenities. The accommodation offers an entrance hall, sitting room with understairs storage cupboard, inner hall, kitchen/dining room with a range of fitted units and built-in oven and hob, useful downstairs cloakroom, master bedroom with built-in cupboard and en-suite shower room, two further bedrooms and a bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a gravelled garden with gated side access to an enclosed garden enjoying a good degree of privacy. There is a parking space immediately to the front with two adjacent residents visitors spaces.

Situation

The property is located at the end of a cul-de-sac on the popular Lansdowne Park, close to local amenities. Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. For those with recreational interests there are golf courses at North Wilts and Bowood, Derry Hill, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (c.6 miles) and Swindon (c.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 in just over an hour.

Accommodation Comprises

Canopied Porch

Entrance door to:

Entrance Hall

Radiator. Stairs to first floor. Wood laminate flooring. Door to:

Sitting Room

Double glazed window to front. Radiator. Wood laminate flooring. Understairs cupboard. Coving. Television and telephone point. Door to:

Inner Hall

Door to cloakroom. Coving. Doorway to:

Kitchen/Dining Room

Double glazed French doors and window to rear. Radiator. Range of drawer

and cupboard base units with matching wall mounted cupboards. Rolled edge worksurfaces with tiled splash backs and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in stainless steel gas hob and electric oven with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Coving. Cupboard housing gas fired boiler for radiator central heating and hot water.

Cloakroom

Obscure double glazed window to side. Radiator. Pedestal wash basin with tiled splashback. Close coupled WC. Tiled floor.

First Floor Landing

Radiator. Access to roof space. Cupboard housing hot water tank and immersion heater. Coving. Doors to:

Master Bedroom

Double glazed window to rear. Radiator. Built-in cupboard. Telephone point. Door to:

En-Suite Shower Room

Obscure double glazed window to side. Radiator. Shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Light and shaver point. Extractor.

Bedroom Two

Double glazed window to front. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to front. Radiator. Panelled bath with chrome mixer tap and shower attachment. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas. Shaver point. Extractor.

Outside

Front Garden

Gravelled garden with path to front door. Gated side access to rear garden.

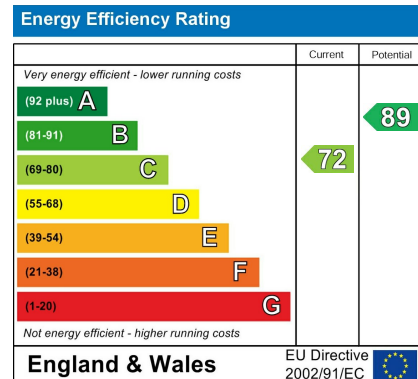
Rear Garden

Enclosed garden enjoying a good degree of privacy. Decked area with gravel beyond. Further decked area. Outside tap.

Parking

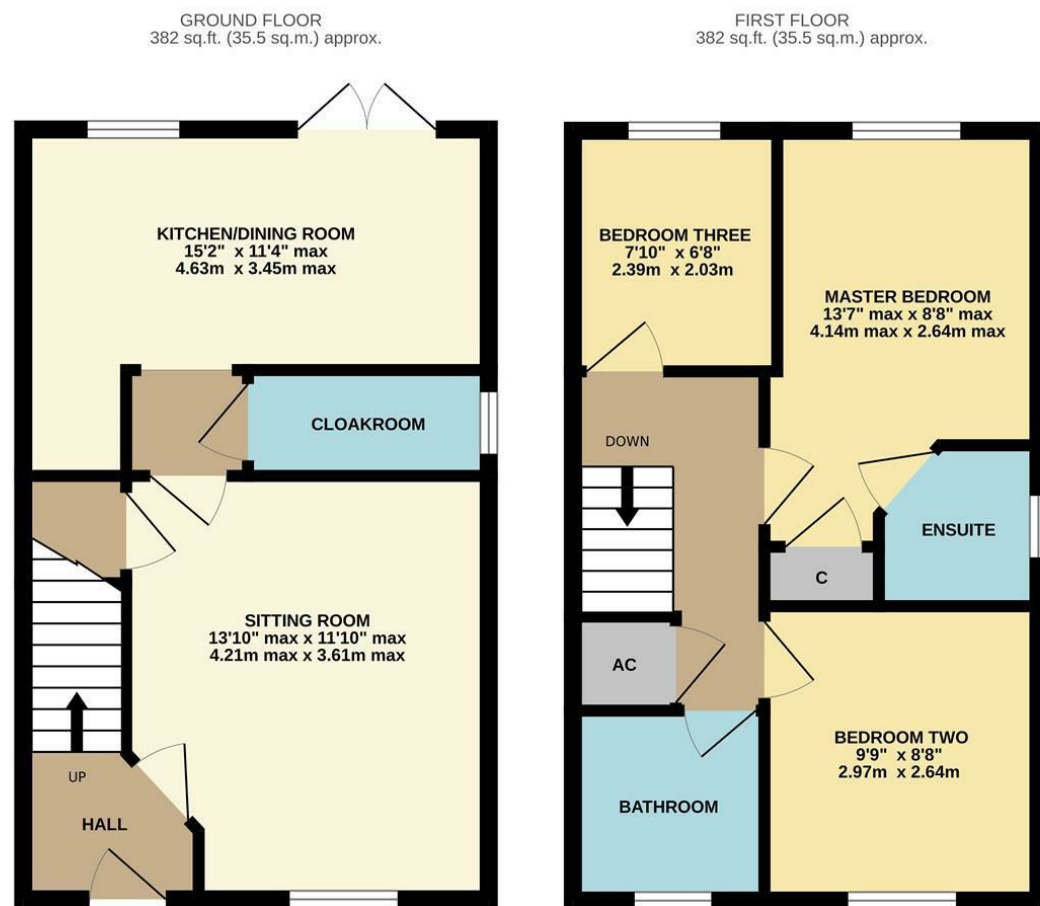
There is a parking space immediately to the front. There are then two further residents visitors spaces adjacent.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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