



26 St Margarets Close
Calne

GOODMAN WARREN BECK

26 St Margarets Close, Calne SN11 0UQ

A spacious three bedroom semi detached house situated in this quiet and sought after part of Lansdowne Park offering easy access to a range of amenities. The ground floor accommodation offers reception hall, cloakroom, dual aspect sitting room with patio doors to the garden and a feature fireplace, kitchen/dining room with a range of fitted units and built-in oven and hob, rear lobby leading to a good size double glazed conservatory. The first floor boasts a master bedroom with built-in double wardrobe and an en-suite shower room, two further bedrooms and a bathroom. Other benefits include uPVC double glazed windows and gas fired radiator central heating via a replacement Vaillant combination boiler. To the front is a low maintenance garden with a driveway to the side leading to the garage providing off road parking. To the rear is an enclosed garden with paving, lawn and paved seating area with pergola over.

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£335,000

SITUATION

The property is located 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 COMPRISING:

Canopied porch with entrance door to:

RECEPTION HALL

Radiator. Stairs to first floor with recess under. Wood laminate flooring. Coving. Doors to:

CLOAKROOM

Radiator. Wall hung wash basin with tiled splash back. Close coupled WC. Tiled floor. Extractor.

SITTING ROOM

Double glazed window to front. Double glazed sliding patio doors to rear. Two radiators. Feature coal effect gas fire with marble insert and hearth and ornate surround. Wood laminate flooring. Television point. Coving. Two wall light points. Dado rail.

KITCHEN/DINING ROOM

Double glazed window to front and rear. Two radiators. Wood laminate flooring. Coving. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surfaces with tiled splash backs and inset single bowl single drainer stainless steel sink unit with mixer tap. Built-in Bosch stainless steel five ring gas hob and electric double oven with extractor over. Space and plumbing for slimline dishwasher. Space and plumbing for automatic washing machine. Extractor. Doorway to:

REAR LOBBY

Space for fridge/freezer. Wood laminate flooring. Bi-fold door to:

CONSERVATORY

Upvc double glazed with French doors to side. Electric heater. Wood laminate flooring. Wall light.

FIRST FLOOR LANDING

Double glazed window to rear. Radiator. Coving. Access to roof space. Cupboard housing Vaillant gas fired combination boiler. Doors to:

MASTER BEDROOM

Double glazed window to front. Radiator. Built-in double wardrobe. Door to:

EN-SUITE SHOWER

Obscure double glazed window to front. Radiator. Fully tiled shower cubicle. Pedestal wash basin with tiled splash back. Close coupled WC. Light and shaver point. Extractor.

BEDROOM TWO

Double glazed window to front. Radiator.

BEDROOM THREE

Double glazed window to rear. Radiator. Coving.

BATHROOM

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

OUTSIDE

FRONT GARDEN

Low maintenance with raised beds and path to front door. Driveway leading to garage providing off road parking. Gated side access to rear garden.

GARAGE

Up and over door. Eaves storage.

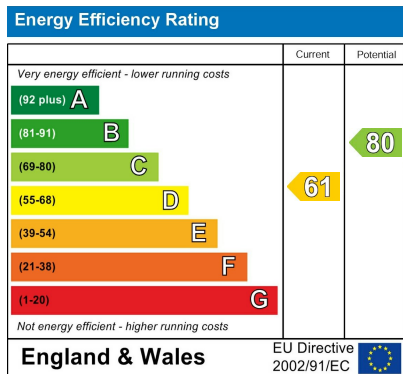
REAR GARDEN

Enclosed by fencing with gated side access. Patio area with lawn beyond. Further paved area with pergola over. Outside tap.

DIRECTIONS

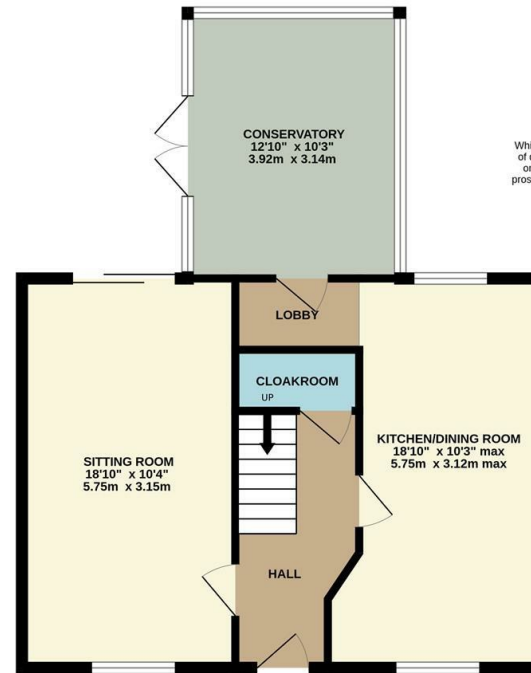
From Chippenham proceed on the A4 towards Calne. Upon reaching the outskirts of Calne turn left onto the bypass. At the next roundabout turn right into Lansdowne Park,

ENERGY PERFORMANCE GRAPHS



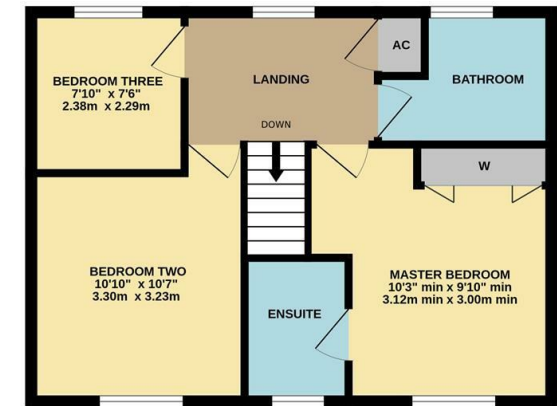
Council Tax Band: D

Tenure: Freehold



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 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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