



# 39 Poppy Close, Calne, SN11 9TD

GOODMAN WARREN BECK

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£272,500

**NO ONWARD CHAIN!** A modern well presented three bedroom semi detached situated on the popular Lansdowne Park development offering easy access to a wide range of amenities. The accommodation on the ground floor offers an entrance hall, downstairs cloakroom, kitchen with a range of fitted units and built-in oven and hob and a good size sitting/dining room with French doors to the garden. The first floor has a landing with airing cupboard, master bedroom with built-in wardrobe, two further bedrooms and a well appointed bathroom. Other benefits include uPVC double glazing and gas central heating. To the front is a low maintenance garden with a driveway to the side providing off road parking leading to the garage. To the rear is a good size enclosed garden enjoying a good degree of privacy.

## Situation

### Accommodation Comprising:

UPVC double glazed door to:

### Entrance Hall

Stairs to first floor. Coving. Spotlights. Radiator. Wood laminate flooring. Doors to:

### Cloakroom

Obscure UPVC double glazed window to front. Radiator. Wash basin with tiled splash back. close coupled WC. Wood laminate flooring. Coving.

### Kitchen

UPVC double glazed window to front. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge work surface with tiled splash back. Stainless steel sink unit with chrome mixer tap. Built in gas hob and electric oven with extractor over. Space and plumbing for automatic washing machine. space for fridge freezer. Boiler serving hot water and central heating. Coving. Spotlights.

### Living/Dining Room

UPVC double glazed window to rear and French door to rear. Two radiators. Storage cupboard. Coving. Wood laminate flooring.

### First Floor Landing

Access to roof space. Cupboard housing water tank and immersion heater with pump for shower.

### Bedroom One

Double glazed window to front. Radiator. Wood laminate flooring. Built in double wardrobe.

### Bedroom Two

Double glazed window to rear. Radiator. Wood laminate flooring. Coving.

### Bedroom Three

Double glazed window to rear. Radiator. Wood laminate flooring.

### Bathroom

Obscure UPVC double glazed window to front. Radiator. Bath with shower and screen over. Pedestal wash basin with chrome mixer tap. Close coupled WC. Spotlights. Extractor fan.

### Rear Garden

Fully enclosed with gated side access. Laid to patio with wood chipped area and shrub borders. Personal door to garage.

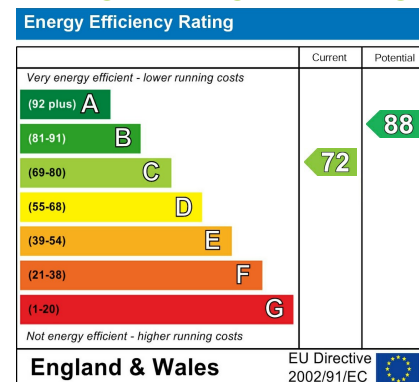
### Garage

Up and over door. Power and light.

### Directions

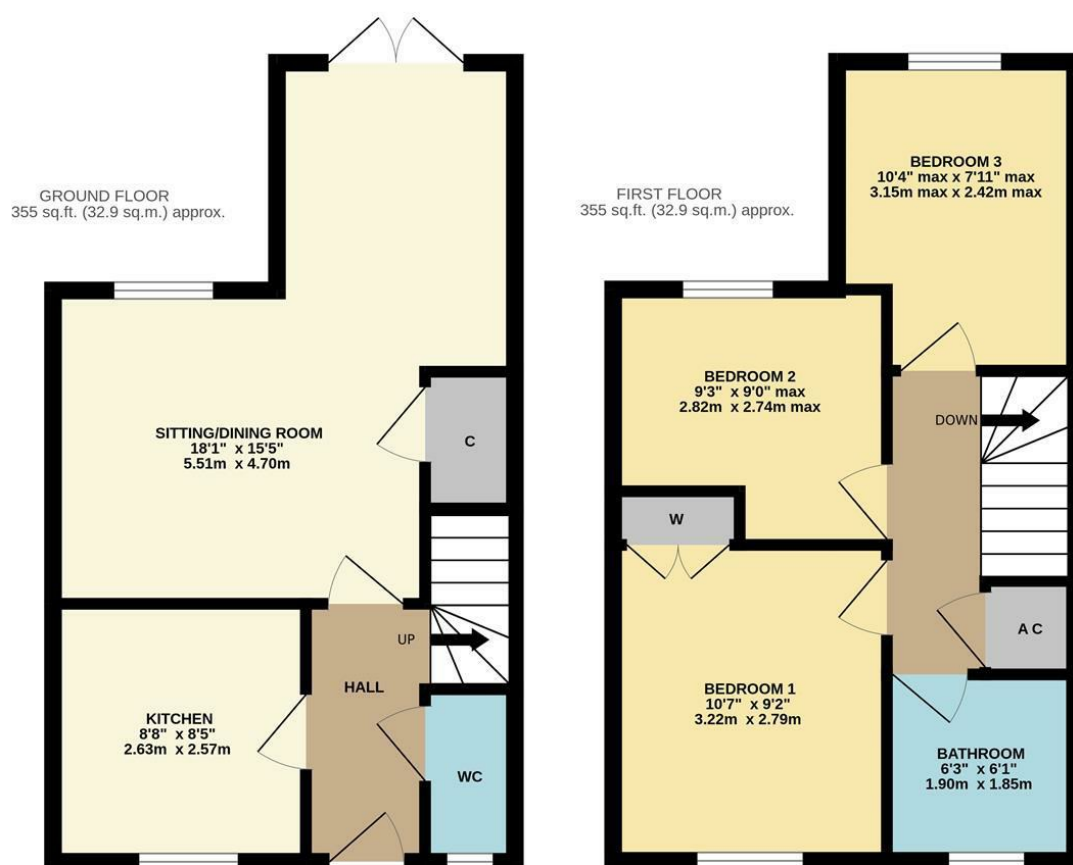
From Chippenham proceed on the A4 towards Calne. Upon reaching the outskirts of Calne turn left onto the bypass. Take the second turning on the right into Newbury Avenue, then first left into Poppy Close.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 709 sq.ft. (65.9 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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