

19 Comet Crescent, Calne, SN11 8FT

A modern four bedroom detached family home built by Redrow Homes offering spacious accommodation and offered for sale with NO ONWARD CHAIN! The accommodation on the ground floor offers a reception hall with cloakroom, sitting room with a large bay window, a spacious kitchen/dining room with a range of fitted units, built-in hob, eye level oven and microwave, fridge and freezer and a utility room. The first floor comprises of a master bedroom with built-in wardrobes and an en-suite shower room, three further bedrooms and a bathroom with over bath shower. Other benefits include gas central heating, uPVC double glazing, garage with driveway providing off road parking for two vehicles and an enclosed garden laid mainly to lawn.

Situation

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:

Door to:

Entrance Hall

uPVC double glazed obscure window to front. Stairs to first floor. Radiator.

Cloakroom

uPVC double glazed obscure window to front. Close coupled WC. Wall hung wash basin with chrome mixer tap. Radiator.

Sitting Room

uPVC double glazed bay window to front. Radiator.

Kitchen/Dining Room

uPVC double glazed sliding patio doors with uPVC double glazed side panels to rear. Two further uPVC double glazed windows to rear. Fitted with a range of contemporary wall and base units comprising of cupboards and drawers and pull out larger cupboard. Worksurface with upstand. One and a half bowl single drainer sink unit with chrome mixer tap over. Display shelving. Four ring gas hob with glass splashback and stainless steel extractor over. Built-in oven and microwave. Space and plumbing for dishwasher. Built-in Fridge/Freezer. Two radiators. Door to under stairs cupboard.

Front Garden

Path to front door with shrub border. Driveway providing off road parking for two vehicles in tandem. Gated access to rear garden.

Rear Garden

Area of paving with the remainder being laid to lawn. Enclosed by brick wall and timber fencing.

Directions

From Chippenham take the A4 to Calne. Turn left at the roundabout on the town outskirts along Greenacres Way. Proceed over the next two roundabouts then take the next right into Stanier Road. At the T junction turn right onto Oxford Road. At the roundabout turn left into Sandpit Road then first right into Hercules Road. Turn right and then Comet Crescent, follow the road around to the left and the property will be found on the left hand side.

GOODMAN WARREN BECK

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Price Guide £425,000

Utility Room

Worksurface with upstand and cupboard base unit under. Single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for washing machine and space for a further appliance. Cupboard housing wall mounted gas boiler. Half glazed door to side. Radiator.

First Floor Landing

Access to roof space. Radiator. Door to all bedrooms.

Master Bedroom

uPVC double glazed window to front. Radiator. Built-in wardrobes. Door to Ensuite.

Ensuite

uPVC double glazed obscure window to side. Fully tiled shower cubicle. Wall hung wash basin with chrome mixer tap. Close coupled WC. Chrome heated towel radiator. Extractor. Shaver point.

Bedroom Two

uPVC double glazed window to front. Radiator. Stairs bulkhead.

Bedroom Three

uPVC double glazed window to rear. Radiator.

Bedroom Four

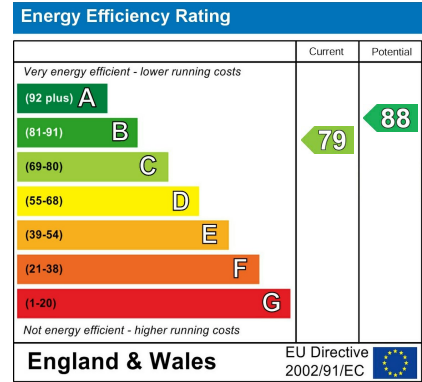
uPVC double glazed window to rear. Radiator.

Bathroom

uPVC double glazed obscure window to side. Panelled bath with chrome mixer tap, separate shower over and screen. Wall hung wash basin with chrome mixer tap. Close coupled WC. Chrome heated towel radiator. Airing cupboard housing hot water tank.

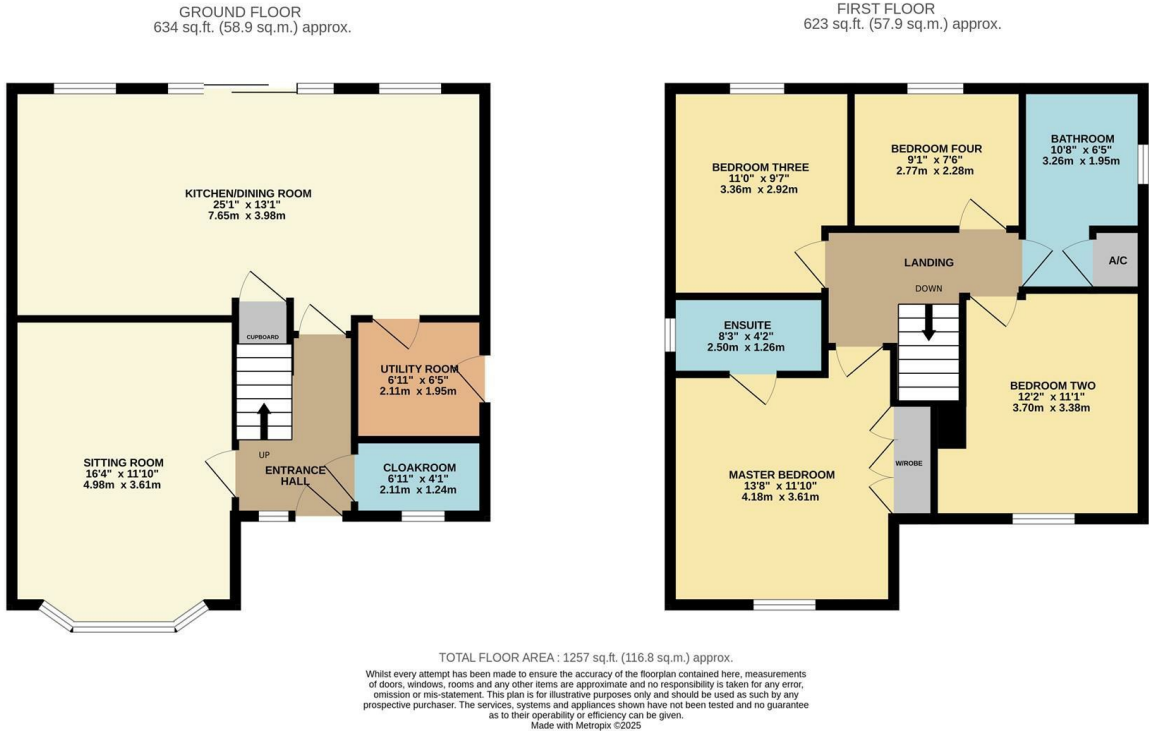
Outside

ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)