



7 Lawrence Drive, Calne, SN11 8PD

A beautifully presented three bedroom semi detached house ideally situated in this popular area offering easy access to a wide range of amenities. The accommodation offers an entrance hall with guest cloakroom, a good size sitting room, well appointed kitchen/dining room with a range of built-in appliances and French doors to the garden, master bedroom with en-suite shower room, two further bedrooms and a bathroom with over bath shower. Other benefits include gas central heating and double glazing. Parking is provided by a double width driveway immediately to the side of the property and the enclosed rear garden enjoys a pleasant feeling of openness with patio area and 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. There is a regular bus service between Swindon and Chippenham running throughout the day and late into the evening.

Accommodation Comprising:

Door to:

Entrance Hall

Stairs to first floor. Radiator. Door to Cloakroom. Door to Sitting Room.

Cloakroom

Obscure uPVC double glazed window to front. Pedestal wash basin with tiled splashback. Close coupled WC. Radiator.

Sitting Room

uPVC double glazed window to front. Radiator. Understairs storage cupboard. Radiator. Wood panelling. Door to Kitchen.

Kitchen

uPVC double glazed French doors to rear garden. uPVC double glazed window to rear. Fitted with a range of matching wall and base units comprising of

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cupboards and drawers. Cupboard housing gas fired boiler. Worksurfaces with matching upstands. One and a half bowl stainless steel sink unit with chrome mixer tap. Built-in dishwasher. Built-in Fridge/Freezer. Integrated washing machine. Built-in electric oven and gas hob with extractor and splashback over. Radiator.

First Floor Landing

Access to roof space. Storage cupboard with shelving.

Master Bedroom

uPVC double glazed window to front. Radiator. Overstairs storage cupboard with hanging rail.

En-Suite Shower Room

uPVC double glazed window to front. Radiator. Pedestal wash basin. Close coupled WC. Shower cubicle with shower.

Bedroom Two

uPVC double glazed window to rear. Radiator.

Bedroom Three

uPVC double glazed window to rear. Radiator.

Bathroom

Obscure uPVC double glazed window to side. Panelled bath with chrome mixer tap and separate shower over and screen. Close coupled WC. Pedestal wash basin. Tiling to principal areas. Chrome heated towel rail. Extractor.

Outside

Front Garden

Small area of lawn with shrubs and path to front door. Double width driveway providing off road parking. Gated access to rear garden.

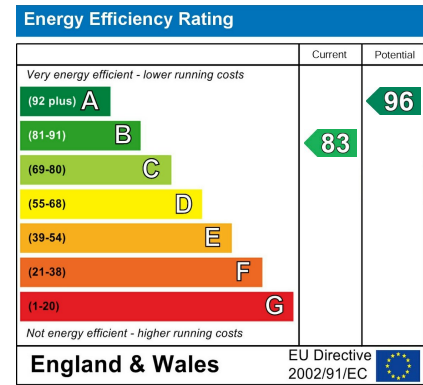
Rear Garden

Enclosed by timber fencing. Steps down to paved patio with the remainder laid to lawn. Outside tap and power supply. Garden shed.

Directions

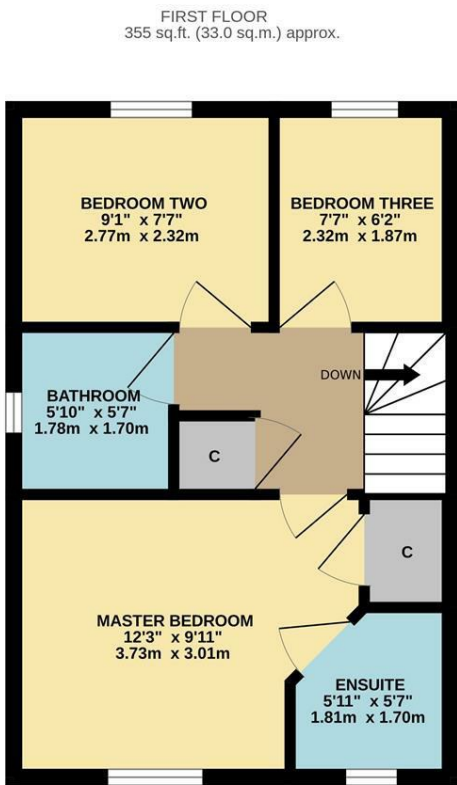
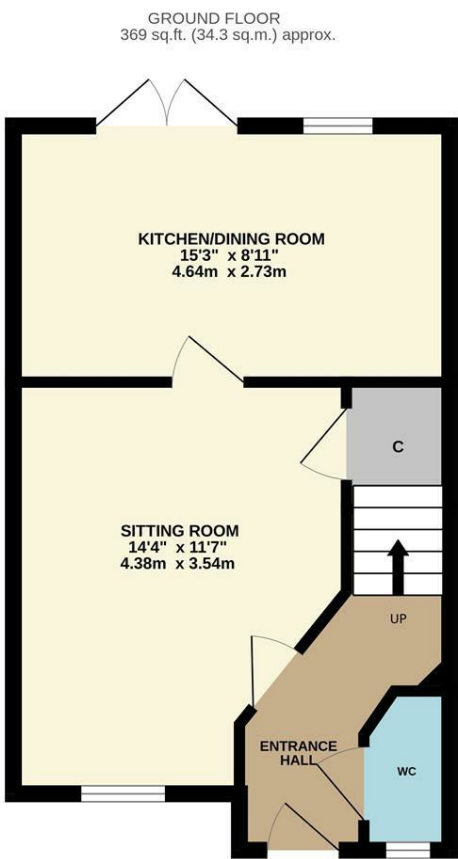
From Chippenham take the A4 to Calne. Turn left at the roundabout on the town outskirts along Greenacres Way. Proceed over the next two roundabouts then take the next right into Stanier Road. At the T junction turn right onto Oxford Road. At the roundabout turn left into Sandpit Road, continue along this road and proceed straight across the roundabout into Spitfire Road and into Gregor Drive. Lawrence Drive is the third turning on the left and the property can be found on the left hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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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