

Stokes Croft, Calne SN11 9AQ

allen & harris

Welcome to

Stokes Croft, Calne

A spacious three-bedroom semi-detached home offering well-proportioned living accommodation throughout.

Boasting generous front and rear gardens, ideal for families and outdoor entertaining.

Further benefiting from ample off-road parking, providing convenience and practicality.





An exceptionally spacious three-bedroom semi-detached home, thoughtfully designed to provide generous and versatile living accommodation, perfectly suited to modern family living.

The property features a bright and inviting lounge, ideal for relaxation, alongside a well-appointed kitchen/diner that offers ample space for both everyday family life and entertaining.

Enhancing the ground floor further is a delightful conservatory, overlooking the garden and providing an additional reception area filled with natural light—perfect for dining, entertaining, or simply enjoying the outlook throughout the seasons.

Externally, the home is complemented by generous front and rear gardens, offering fantastic outdoor space for families, keen gardeners, or those who enjoy alfresco living. Also featuring solar panels on the roof with battery storage. There is also ample off-road parking for multiple vehicles, making this a highly practical and attractive home in a sought-after residential setting.

AGENT NOTE "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Lounge

Kitchen / Diner

Conservatory

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Parking

Front Garden

Rear & Side Gardens







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Welcome to

Stokes Croft, Calne

- Spacious, semi-detached home
- Lounge, Kitchen / Diner, and Conservatory
- Three bedrooms
- Driveway parking
- Solar Panels on the Roof with battery storage

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£260,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CLN109953 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris

01249 814681

calne@allenandharris.co.uk

17 High Street, CALNE, Wiltshire, SN11 0BS

allenandharris.co.uk

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