



📍 25 Dakota Drive, Calne, SN11 8FX

🏠 Price Guide £300,000

A beautifully presented three bedroom semi detached family home situated in a sought after residential location, within easy reach of the town centre, local amenities, and excellent transport links.

- Beautifully Presented Three Bedroom Semi Detached Family Home
- Sought After Residential Location
- Conveniently Positioned Close to the Town Centre, Local Amenities and Transport Links
- Stylish Open Plan Kitchen/Dining Room
- Bright Conservatory Overlooking the Rear Garden
- Principal Bedroom with En Suite Shower Room
- Two Further Well Proportioned Bedrooms
- Private Enclosed Rear Garden
- Driveway Providing Off-Road Parking & Single Garage
- Ideal for First Time Buyers & Growing Families

🏡 Freehold

🏠 EPC Rating



Situated in a highly desirable residential area, this attractive three bedroom semi detached home offers spacious and well-appointed accommodation, perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hall with a convenient downstairs W.C., leading through to a generous living room. To the rear of the property is a stylish open plan kitchen/dining room, ideal for both everyday family life and entertaining, together with a bright conservatory overlooking the private enclosed rear garden, providing an additional reception space.

To the first floor are three well proportioned bedrooms, including a spacious principal bedroom with the added benefit of an en suite shower room. A contemporary family bathroom completes the accommodation.

Externally, the property enjoys a private enclosed rear garden, offering an ideal space for relaxation, outdoor dining, and family enjoyment. A driveway to the side provides off road parking and leads to a detached garage, offering further parking, excellent storage, or workshop potential.

Conveniently located close to a range of local amenities, well-regarded schools, and excellent road and transport links, this superb home is ideal for growing families, first time buyers, and those looking to upsize.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Situation

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. Calne is an expanding North Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (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. For those with recreational interests there are golf courses at North Wilts and Bowood, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

Property Information

Tenure; Freehold

Mains water, electricity, gas and drainage.

Gas Fired Central Heating

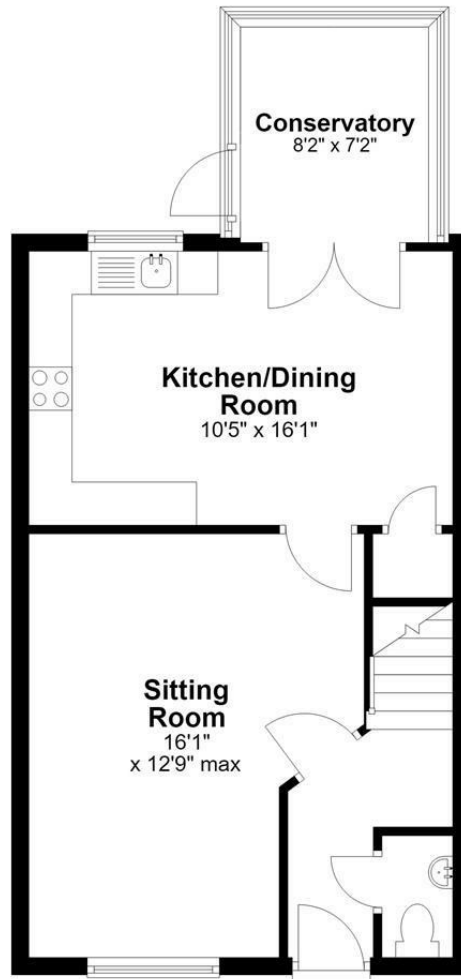
EPC Rating; TBC

Council Tax Band: C



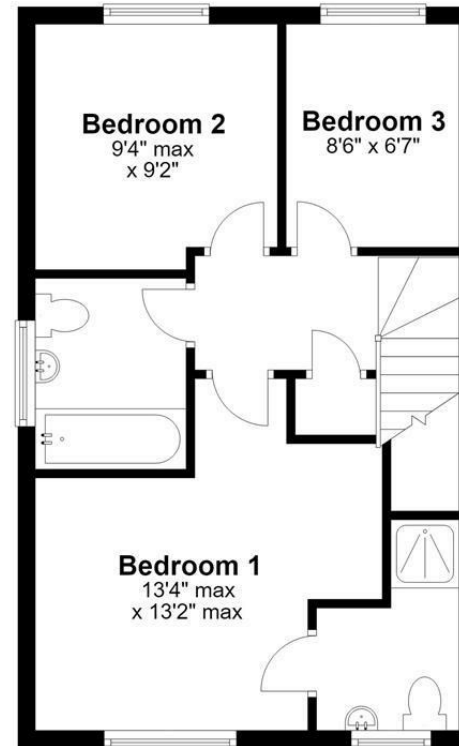
Ground Floor

Approx. 493.4 sq. feet



First Floor

Approx. 432.4 sq. feet



Total area: approx. 925.8 sq. feet

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 of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.