



Churchill Close, Calne SN11 8EL

Welcome to

Churchill Close, Calne

A spacious three-bedroom end-terrace family home situated in a sought-after Calne location. Offering a lounge/diner, modern kitchen, utility room, family bathroom, front, rear and side gardens, a fantastic garden room for year-round entertaining, and a useful storeroom.

Entrance Hall

Entrance to the property is via the front door, leading into the welcoming entrance hall. The hall provides space for coats and shoes, making it practical for everyday family living. Stairs rise to the first floor, while doors give access to the utility room and lounge/dining room. Finished with tiled flooring and a radiator, this space offers an attractive and functional introduction to the home.

Utility Room

Utility room with space for a washing machine, tumble dryer and fridge/freezer. The room also benefits from a built-in storage cupboard, providing useful additional storage, and a radiator.

Lounge / Dining Room

Spacious dual-aspect lounge/dining room with windows to both the front and rear aspects, creating a bright and airy living space. There is ample room for both lounge and dining furniture, making it ideal for family living and entertaining. The room is complemented by laminate flooring and two radiators.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over and tiled splashbacks. Stainless steel one-and-a-half bowl sink/drainers with mixer tap, integrated oven, and integrated gas hob with chimney-style cooker hood over. Window to the rear aspect and door providing access to the rear garden. Finished with tiled flooring and a radiator.

Landing

Stairs rise from the entrance hall to the first-floor landing, which provides access to all three bedrooms and the family bathroom. The landing also benefits from loft access, offering additional storage potential.

Bedroom One

Generous main bedroom with a window to the front aspect, offering plenty of natural light. The room provides ample space for a double bed and additional bedroom furniture, and benefits from a built-in storage cupboard. Finished with laminate flooring and a radiator.

Bedroom Two

Situated to the rear of the property, this good-sized bedroom enjoys a pleasant outlook over the rear garden through a window that provides plenty of natural light. The room offers ample space for bedroom furniture and benefits from a built-in cupboard housing the boiler, as well as a radiator.

Bedroom Three

Bedroom three has a window to the front aspect and benefits from built-in cupboards, providing useful storage space. Finished with laminate flooring and a radiator, this versatile room would make an ideal nursery, home office or occasional bedroom.

Bathroom

Family bathroom comprising a low-level W/C, wash hand basin and a luxurious Jacuzzi bath with mixer tap. The room also benefits from a double walk-in shower cubicle, providing excellent flexibility for modern family living. Two obscure windows to the rear aspect allow for natural light while maintaining privacy. Finished with laminate flooring and a radiator.





Front Garden

The front garden is enclosed by a low-level brick wall with a metal gate, creating an attractive approach to the property. Predominantly laid to lawn, it features a pathway leading to the front door and offers ample space for pots and planters to add seasonal colour. A selection of established shrubs and plants further enhances the garden, providing a pleasant outlook and welcoming first impression.

Rear Garden

The rear garden has been designed with ease of maintenance in mind, being predominantly laid to patio and providing a wonderful outdoor space to enjoy throughout the year. Enclosed by wooden fencing, the garden wraps around to the side of the property, offering excellent versatility and potential. With gated rear access and plenty of space to personalise, it provides a blank canvas for purchasers to create their ideal outdoor retreat.

Parking

The property benefits from an allocated parking space, providing convenient off-road parking for one vehicle. Situated to the rear of the property, this valuable feature adds to the practicality and appeal of the home.



Outbuildings

A fabulous addition to the property is the versatile garden room, offering excellent potential as a year-round entertaining space, home office, gym, or hobby room. Benefiting from power and lighting, it provides a practical extension of the living accommodation and can be adapted to suit a variety of needs. There is also the added bonus of a useful, covered storage area, ideal for garden equipment, bicycles, or outdoor furniture.

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."



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Welcome to

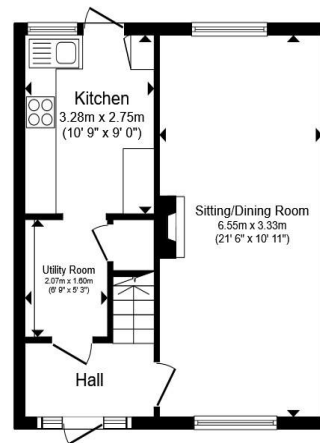
Churchill Close, Calne

- Three-Bedroom End of Terrace Family Home
- Spacious Accommodation Throughout
- Modern Kitchen & Separate Utility Room
- Fantastic Garden Room Ideal for Year-Round Entertaining
- Front, Rear & Side Gardens, & Useful Storeroom

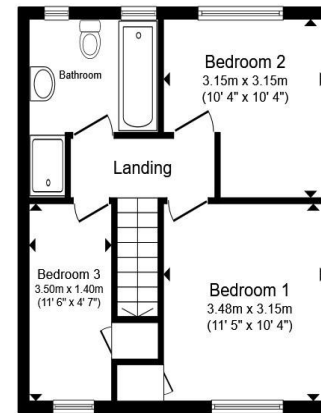
Tenure: Freehold EPC Rating: D

Council Tax Band: B

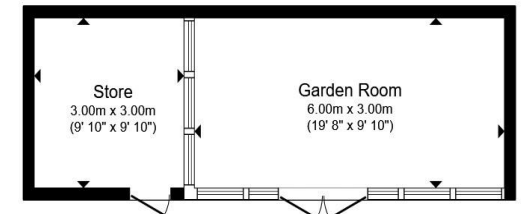
£280,000



Ground Floor



First Floor



Outbuilding

Total floor area 77.4 m² (833 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
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