



**Lilac Way, Calne**  
**£379,500**





## Lilac Way, Calne £379,500

Offered for sale with NO CHAIN! This delightful three-bedroom detached home is located in a quiet cul-de-sac in the south of Calne. The ground floor features an entrance hall, cloakroom, living room, kitchen/breakfast room, and a beautiful garden room. The first floor offers a principal bedroom with a luxury en suite, two further well-proportioned bedrooms, and a modern family bathroom. Externally, the property boasts a beautifully landscaped, private rear garden with a south-easterly aspect, a garage that is partially converted to offer further flexible space, and a private driveway allowing parking for multiple vehicles.





**Location**

The home is situated just south of Calne town centre, offering easy access to nearby country walks. It's only a short, gentle stroll to the town's amenities, local schools, and a convenient ASDA Express store.

**Entrance Hall**

A welcoming entrance hall, doors to the living room and cloakroom, stairs rise to the first-floor landing.

**Cloakroom**

A two-piece suite comprising of a water closet and vanity style wash hand basin with storage cupboard, tiled flooring, heated towel rail.

**Living Room**

15'9 x 10'8  
The generous living room is arranged around a gas fire with an attractive surround. Its size allows space for multiple sofas and display furniture. This welcoming space flows seamlessly into the rest of the ground floor, opening to the garden room via double doors, while a glass-panelled door leads into the kitchen.

**Garden Room**

13'1 x 8'7  
The garden room features UPVC double-glazed windows and French doors to the side and rear, flooding the space with natural light. Two Velux roof lights enhance the bright, airy feel, while double doors connect seamlessly to the living room. Tiled flooring.

**Kitchen Breakfast**

17'6 x 8'7  
The kitchen is dual aspect, fitted with double-glazed windows to the front and rear, along with doors leading to both the garden and living room. It offers an extensive range of wall and base units with worktops over, complemented by a ceramic sink with a mixer tap. Appliances include a built-in electric double oven, five-burner gas hob with matching extractor hood, and integrated washing machine, dishwasher, and fridge/freezer. The space is finished with tiled flooring and a splashback.

**First Floor Landing**

Doors open to all three bedrooms, the family bathroom, and the airing cupboard. The loft access is located here, boarded, and with a ladder.

**Principal Bedroom**

11'8 x 9'7  
A generous double bedroom with the benefit of mirror-fronted built-in wardrobes and further space to allow further furniture. There is a door into the en-suite and the room is finished with wood flooring that flows seamlessly into the en-suite.

**En-suite**

A modern three-piece suite comprising a corner shower cubicle, water closet, and vanity-style wash hand basin with built-in storage cupboards. Extractor fan, heated towel rail.

**Bedroom Two**

11'5 x 7'2  
A double bedroom positioned at the front of the home with a built-in cupboard.

**Bedroom Three**

9'6 x 7'5  
A generous single bedroom with space for storage furniture, a window with views over the rear garden. Fitted with carpet.

**Family Bathroom**

A stylish three-piece suite, comprising a bath with a shower over and glazed screen, a water closet, and a vanity-style wash hand basin with built-in storage cupboards below. Additional features include a heated towel rail, extractor fan, and wooden flooring.

**Externals**

The home is set in a quiet cul-de-sac on a generous plot, with spacious front and rear gardens featuring well-stocked borders and flower beds. It enjoys attractive curb appeal while also providing practical parking space on a private driveway in front of the garage. Outlined in a little more details as follows:

**Garage**

The garage features an up-and-over door at the front, leading to a storage area. A partition wall with a door now separates the space, creating the potential for a study, utility room, or flexible space for the new owners. This room can also be accessed via a pedestrian door from the garden.

**Gardens**

A particular highlight of the property is the private, landscaped rear garden. With its south-east aspect, it's perfect for the green-fingered buyer, offering sunny spots to relax and a patio area ideal for outdoor furniture. The garden is enhanced by a summer house, mature shrubs, and well-planned planting. The side garden includes a greenhouse and a discreetly positioned shed. Secure gated side access. Outdoor electric point.

**Front Garden**

The front garden is mainly laid to lawn, framed by mature flower borders and patio paths with gated access to the rear garden.

**Driveway**

A private driveway provides convenient off-road parking for multiple vehicles.

**Calne**

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.



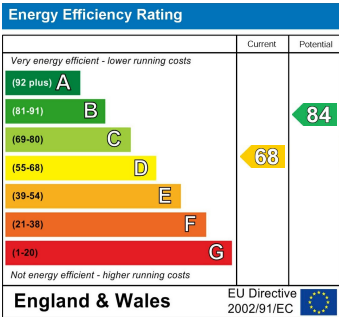
Floor Plans



Area Map



Energy Performance Graph



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