

Blackford Drive

Calne

Guide Price

£400,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Immaculately Presented Detached Family Home – Sought After Stoke Meadow Location
Situated on the highly desirable south side of Calne, within the ever-popular Stoke Meadow development, this beautifully presented detached family home offers stylish, modern living in a fantastic location. Lovingly maintained and finished to an exceptional standard throughout, the property is ready for its new owners to move straight in and enjoy. An added benefit is the remaining 7 years of NHBC warranty, providing additional peace of mind.

Upon entering, you are welcomed by a bright and inviting hallway, leading through to a spacious living room, flooded with natural light and providing the perfect space to relax and unwind. The impressive kitchen/dining room offers plenty of space for everyday family life as well as entertaining guests, while a conveniently positioned cloakroom/WC completes the ground floor accommodation.

Upstairs, the property continues to impress with three generously proportioned double bedrooms. The principal bedroom benefits from its own stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the south-facing rear garden has been thoughtfully re-landscaped to create an attractive, low-maintenance outdoor space. Featuring a combination of patio and gravelled areas, along with established fruit trees, it provides a lovely setting for enjoying the sunshine, outdoor dining and entertaining family and friends.

Further benefits include a single garage, complete with power, lighting and useful eaves storage, alongside a block-paved driveway providing off-road parking for two vehicles.

A fantastic opportunity to acquire an immaculate, move in ready detached home in one of Calne's most sought-after residential developments. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band E

Tenure - Freehold

Management Company - First Port & Fee - Approx £226.92 PA







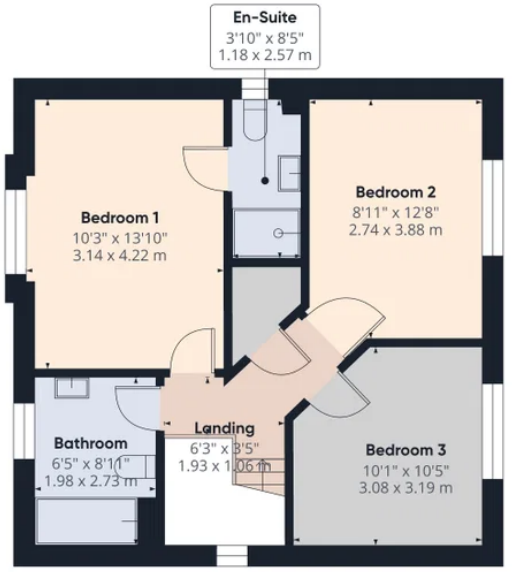








Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Atwell Martin

Approximate total area(1)

1229 ft²

114.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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