



**Station Road, Calne SN11 0HB**

**welcome to**

## **Station Road, Calne**

A modern, three-bedroom link-detached home featuring a bright lounge with skylight and garden, well equipped kitchen with induction hob and a convenient ground floor cloakroom. Upstairs offers an en-suite to the main bedroom and ample storage throughout. Private rear garden and garage.



Welcome to this well-presented three-bedroom link-detached home, offering a thoughtfully designed layout ideal for modern family living. Step onto the entrance hall, complete with under stairs cupboard and radiator leading to a convenient ground floor cloakroom consisting of WC, wash hand basin, radiator and fuse box. The heart of the home is the bright lounge, enhanced by a skylight and double doors opening out to the rear garden-perfect for indoor/outdoor entertaining. The kitchen overlooks the front of the property and features an induction hob, electric oven and plumbing for a washing machine. There is also easy access to the boiler and wall mounted radiator, making it as practical as it is functional. Upstairs, the landing offers access to the loft and houses an airing cupboard with water tank. The master bedroom is positioned at the front and benefits from two integrated cupboards, radiator and a private en-suite with a rear facing window, WC, wash hand basin, towel rail and shower. Bedroom two overlooks the rear garden and includes its own airing cupboard and radiator, while bedroom three is located at the front of the property and is ideal as a guest room, nursery or office. The family bathroom is fitted with bath and shower over, WC, wash hand basin, towel rail and window to the front aspect. Outside enjoy a generous rear garden with patio and lawn areas along with access to the garage. The garage features a convenient double-ended roller door.

## **Entrance Hall**

## **Cloakroom**

## **Lounge**

10' 6" max x 15' 7" max ( 3.20m max x 4.75m max )

## **Kitchen**

15' 2" max x 9' max ( 4.62m max x 2.74m max )

## **Landing**

## **Bedroom One**

10' max x 9' max ( 3.05m max x 2.74m max )

## **En Suite**

## **Bedroom Two**

8' 7" max x 10' 7" max ( 2.62m max x 3.23m max )

## **Bedroom Three**

6' 7" max x 10' 7" max ( 2.01m max x 3.23m max )

## **Bathroom**

## **Loft Space**

## **Front Garden**

## **Rear Garden**

## **Outbuilding**



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## Station Road, Calne

- Three Bedrooms
- Garage
- Downstairs Cloakroom
- Lounge with doors to the Rear Garden
- En Suite to Master

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

**£300,000**



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