



Springfield Drive, Calne SN11 0UG

Welcome to

Springfield Drive, Calne

Situated in a well-established development within the popular market town of Calne, this two bedroom mid-terrace home offers a lounge, kitchen, en-suite to the main bedroom, family bathroom, enclosed rear garden and garage. Ideal first-time buy or investment.

Lounge

A well-proportioned lounge enjoying a window to the front aspect, allowing plenty of natural light to fill the room. The space offers ample room for a range of lounge furniture and benefits from a radiator for comfort. Stairs rise to the first floor, while a door provides access through to the kitchen.

Kitchen

A well-appointed kitchen fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Integrated appliances include an oven and gas hob with extractor hood over. The room further benefits from plumbing for a washing machine, space for an under-counter fridge, and a useful small breakfast bar area. A window overlooks the rear garden, while a door provides direct access outside. Finished with tiled flooring and a radiator, the kitchen offers a practical and functional space for everyday living.

Landing

Bedroom One

A generously sized bedroom enjoying a window to the front aspect, allowing for plenty of natural light. The room offers ample space for a range of bedroom furnishings and benefits from an open archway leading through to the en-suite shower room. Further features include a radiator and a bright, airy feel throughout.

En-Suite Shower Room

The en-suite shower room is fitted with a shower cubicle and a vanity wash hand basin with tiled splashbacks. Additional features include a shaver point, extractor fan, lighting, and practical laminate flooring, creating a well-appointed and functional space.

Bedroom Two

A generously proportioned second bedroom situated to the rear of the property, enjoying pleasant views over the garden through a window to the rear aspect. The room offers ample space for a range of bedroom furniture and further benefits from a useful airing cupboard and a radiator.

Bathroom

The family bathroom comprises a low-level WC, wash hand basin, and a panelled bath with shower attachment. Further features include a light with integrated shaver point, extractor fan, tiled flooring, and a radiator, creating a practical and well-appointed space.

Rear Garden

The rear garden is fully enclosed by wooden fencing, providing a good degree of privacy, and benefits from gated rear access. Designed with ease of maintenance in mind, the garden features a patio area immediately to the rear of the property, creating an ideal space for outdoor seating and entertaining.





Garage

Parking

Driveway parking in front of the garage.

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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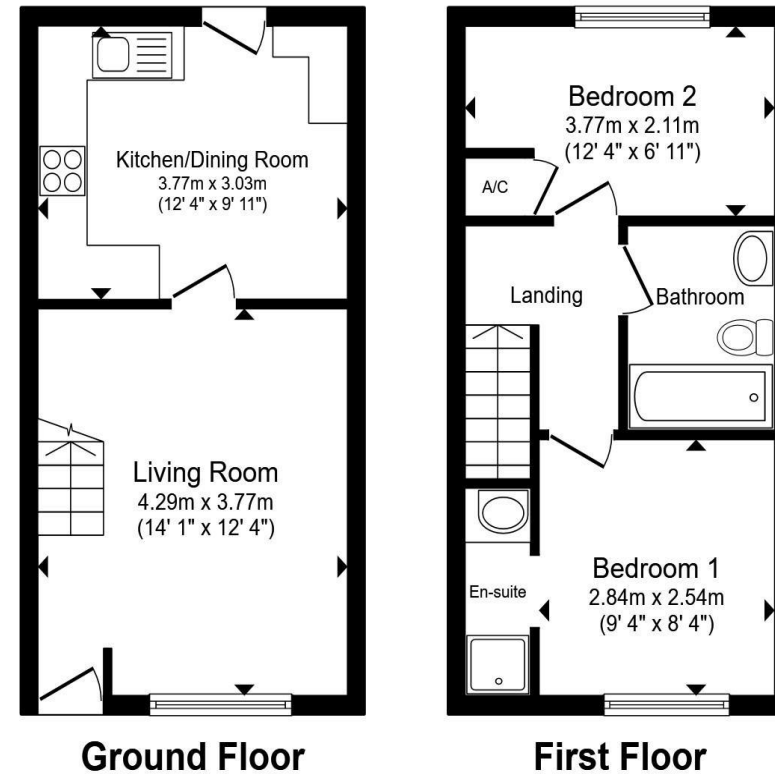
Springfield Drive, Calne

- Two-Bedroom Mid-Terrace Home Offered with No Onwards Chain
- Popular & Well-Established Calne Development
- Two Generous Bedrooms
- Enclosed Rear Garden
- Garage Providing Parking & Storage

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£230,000



Total floor area 55.9 m² (602 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:
CLN110097 - 0003

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