



📍 49 Linnet Road, Calne, SN11 9RN

🏠 £295,000

Suoerbly upgraded, this modern three / four bedroom home, offers spacious and versatile living arrangements, and benefits from a private, landscaped rear garden, single garage and off-road parking, positiond within the popular Lansdown Park development.

- Modern Three / Four Bedroom House
- Stylish, Contemporary Accommodation
- Spacious & Versatile Living Arrangements
- Open-Plan Kitchen / Living Space
- Two Cloakrooms
- En-Suite Shower Room & Family Bathroom
- Private, Landscaped Rear Garden
- Single Garage & Off-Road Parking
- Fantastic First Time Purchase
- North Side of Calne, Close to Amenities

🏡 Freehold

🏠 EPC Rating C



A fantastic opportunity to purchase a versatile, modern three / four bedroom house, superbly located within the popular Lansdown Park development, to the north of Calne. This wonderful home has been significantly improved by the current owners, to create a stylish and contemporary home, which would make the perfect first time purchase or downsize option.

The accommodation is arranged over three levels, and briefly comprises; entrance hall, superb open-plan kitchen / dining / living space, rear vestibule, and cloakroom, to the ground floor. To the first floor are two bedrooms, one of which can be used as an additional reception room, and an additional cloakroom. To the top level are two further bedrooms, including the principal bedroom with en-suite shower room, and finally the family bathroom.

Externally there is a private, and beautifully landscaped, low-maintenance rear garden, with access to the single garage and off-road parking.

#### **Situation**

Linnet Road forms part of the popular Lansdowne Park development on the north side of Calne. The town Calne boasts a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at North Wilts and Bowood, riding at Hampsley Hollow and fishing and walks at Blackland Lakes.

#### **Property Information**

Tenure; Freehold

Mains Gas, Electricity, Water & Drainage

UPVC Double Glazing & Gas Central Heating

EPC Rating; C

Council Tax Band: C



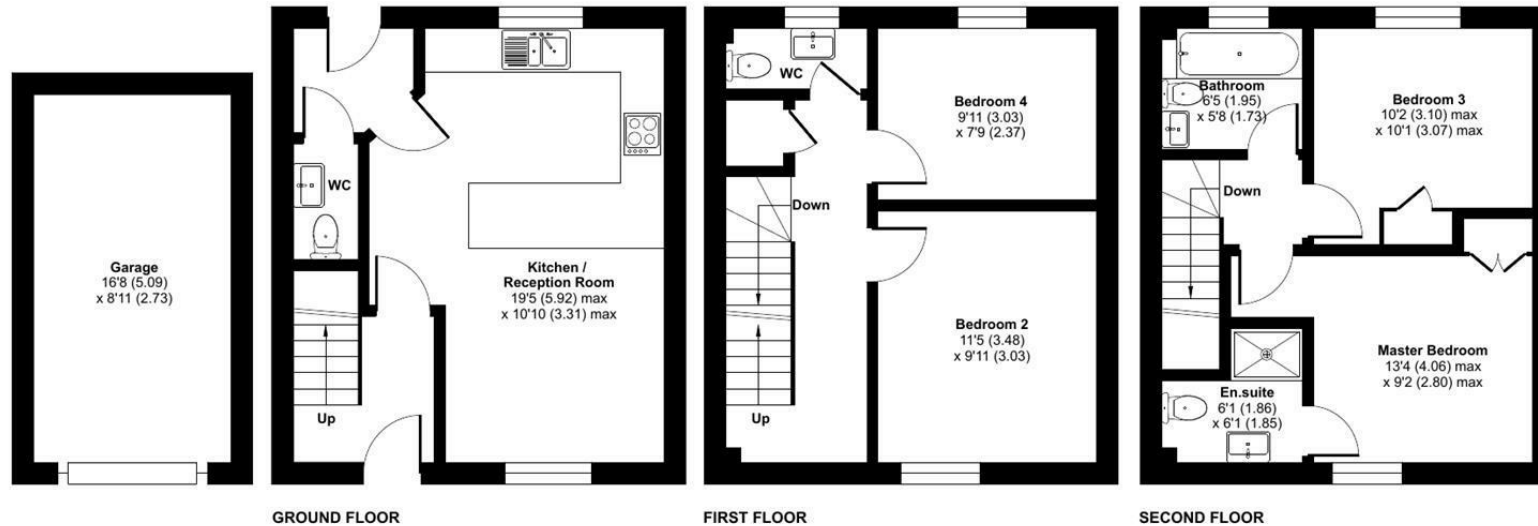
# Linnet Road, Calne, SN11

Approximate Area = 993 sq ft / 92.2 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1143 sq ft / 106.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2026. Produced for Strakers. REF: 1410587

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