



27 Meadowsweet Drive  
Calne, SN11 0UH

GOODMAN WARREN BECK

# 27 Meadowsweet Drive, Calne, SN11 0UH

A spacious three bedroom detached house located within a quiet cul-de-sac on the edge of Calne. The accommodation comprises of entrance hall, cloakroom, kitchen with a range of fitted units and built-in oven and hob and a good size sitting/dining room with French doors opening onto the rear garden. On the first floor there are three good size bedrooms - the master bedroom has an ensuite shower room, the second bedroom is a lovely, light dual aspect room, the third bedroom is also of generous size and a family bathroom. Outside, the property has driveway parking leading to a single garage and a rear garden with decked seating area with lawn and summerhouse. This property is offered for sale with no onward chain.

## SITUATION

The property is located within a quiet cul-de-sac on the edge of the market town of Calne. Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. For those with recreational interests there are golf courses at North Wilts and Bowood, Derry Hill, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (c.6 miles) and Swindon (c.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 in just over an hour.

## ACCOMMODATION COMPRISING

uPVC double glazed entrance door with obscure glazed side panel to:

### ENTRANCE HALL

Stairs to first floor. Doors to Cloakroom, Kitchen and Sitting Room. Radiator. Coving.

### CLOAKROOM

uPVC obscure double glazed window to front. Close coupled WC. Pedestal wash basin. Radiator. Coving.

## KITCHEN

uPVC double glazed window to front. Fitted with a range of matching wall and cupboard base units comprising of cupboards and drawers. Worksurfaces with tiled splashbacks. One and a half bowl sink unit with chrome mixer tap. Built-in electric oven and gas hob. Space and plumbing for automatic washing machine. Space for two additional under counter appliances. Coving.

## SITTING/DINING ROOM

uPVC double glazed French doors with side panels leading to garden. uPVC double glazed window to rear. Feature fireplace with marble surround and hearth and wooden mantle. Two radiators. Coving. Under stairs storage cupboard.

## FIRST FLOOR LANDING

uPVC double glazed window to side. Access to roof space. Cupboard housing hot water tank. Doors to all bedrooms and the bathroom. Radiator. Coving.

## MASTER BEDROOM

uPVC double glazed window to front. Radiator. Door to En suite. Coving.

## EN SUITE

uPVC double glazed obscure window to front.

## GOODMAN WARREN BECK

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£350,000

Close coupled WC. Pedestal wash basin. Shower cubicle. Radiator. Shaver point and light. Extractor. Tiling to principal areas.

## BEDROOM TWO

Dual aspect with uPVC double glazed windows to front and rear. Radiator. Access to roof space. Coving.

## BEDROOM THREE

uPVC double glazed window to rear. Radiator. Coving.

## BATHROOM

uPVC obscure double glazed window to rear. Panelled bath with mixer tap shower over. Pedestal wash basin. Close coupled WC. Radiator. Tiling to principal areas. Coving. Extractor. Light and shaver point.

## OUTSIDE

### FRONT GARDEN

Driveway parking leading to garage. Laid to shingle for ease of maintenance. Enclosed by metal railings.

### REAR GARDEN

Decked seating area leading to lawn. Summer

house with light and power - in need of some attention.  
Gated access to front/ Enclosed by timber fencing.

## GARAGE

Up and over door. Power and light. Personal door to rear.

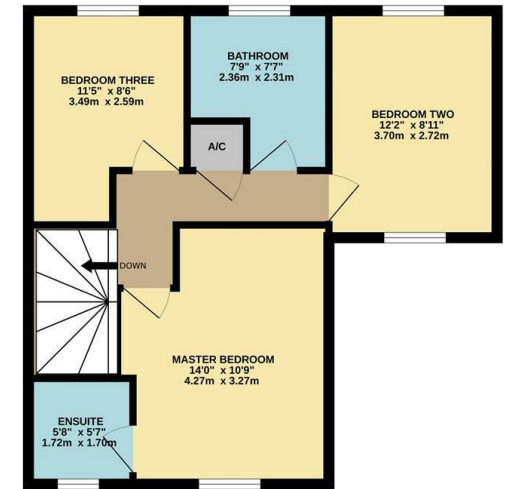
## DIRECTIONS

From Chippenham proceed on the A4 towards Calne. Upon reaching the outskirts of Calne turn left onto the bypass and take the first turning on the right into Woodsage Way. Take the third turning on the left into Meadowsweet Drive and the property can be found on the right hand side.

GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



FIRST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



## ENERGY PERFORMANCE GRAPHS

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	72
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Council Tax Band: D

Tenure: Freehold

TOTAL FLOOR AREA: 1063 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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