





North Street, Calne SN11 0HH

allen & harris

Welcome to

North Street, Calne

Inviting three-bedroom semi-detached cottage within walking distance of Calne town centre. Featuring an open-plan lounge/diner, well-presented kitchen, bathroom and impressive main bedroom. Further benefits include gas central heating, double glazing and a low-maintenance sunny courtyard garden.

Open Plan Lounge/Diner
The open-plan lounge/diner provides a bright and versatile living space, ideal for both relaxing and entertaining. The lounge area enjoys a window to the front aspect, allowing plenty of natural light to fill the room, and offers ample space for a range of lounge furniture.

Steps lead up to the dining area, creating a distinct yet connected entertaining space. With ample room for a dining table and chairs, as well as additional furniture, it is perfectly suited for family meals, social gatherings, or everyday living.

Kitchen
Fitted with a range of matching wall and base units complemented by wooden work surfaces, the kitchen offers a stainless-steel sink/drainer with mixer tap, integrated oven, four ring gas hob with extractor hood over, plumbing for a washing machine and space for a fridge/freezer. A window overlooks the rear garden, while a door provides convenient side access. Finished with lino flooring, this is a practical and well-appointed space for day-to-day living.

Landing
Stairs rise from the dining room to the first-floor landing, which provides access to bedrooms two and three, the family bathroom, and a further staircase leading to the second floor. This central space offers a practical layout connecting the home's accommodation across all levels.

Bedroom Two
A well-proportioned and versatile room featuring a window to the front aspect, ample space for a range of bedroom furniture, and a useful built-in storage cupboard. Ideal as a guest bedroom, home office, or nursery, this bright and comfortable space offers flexibility to suit a variety of needs.

Bedroom Three
Currently utilised as a dressing room, bedroom three is another well-proportioned and versatile space. Situated to the rear of the property, it enjoys a pleasant outlook over the rear garden through a window to the rear aspect. Offering ample space for furniture, this room could equally serve as a bedroom, home office, nursery, or hobby room to suit a variety of needs.

Bathroom
Comprising a low-level W/C, vanity wash hand basin with useful storage below, and a bath with shower over. An obscure window to the rear aspect provides natural light while maintaining privacy, creating a practical and comfortable family bathroom.

Bedroom One (Second Floor)
Situated on the top floor, the principal bedroom is generous in size and full of character, featuring attractive exposed beams and ample space for a range of bedroom furniture. A window to the side aspect allows natural light to fill the room, creating a bright and inviting retreat.









Front Garden
The property is approached via steps leading up from the street to the front entrance. To the front is a pleasant patio area, providing space for seating or a selection of potted plants and flowers. Attractive climbing shrubs adorn the exterior, enhancing the property's kerb appeal and creating a charming and welcoming approach.

Rear Garden
Enclosed by a combination of brick walling and wooden fencing, the cottage-style rear garden is designed for ease of maintenance while providing a pleasant outdoor space to relax and enjoy the warmer months. The garden benefits from gated access and convenient access to the front of the property, creating a private and practical setting for outdoor enjoyment.

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."

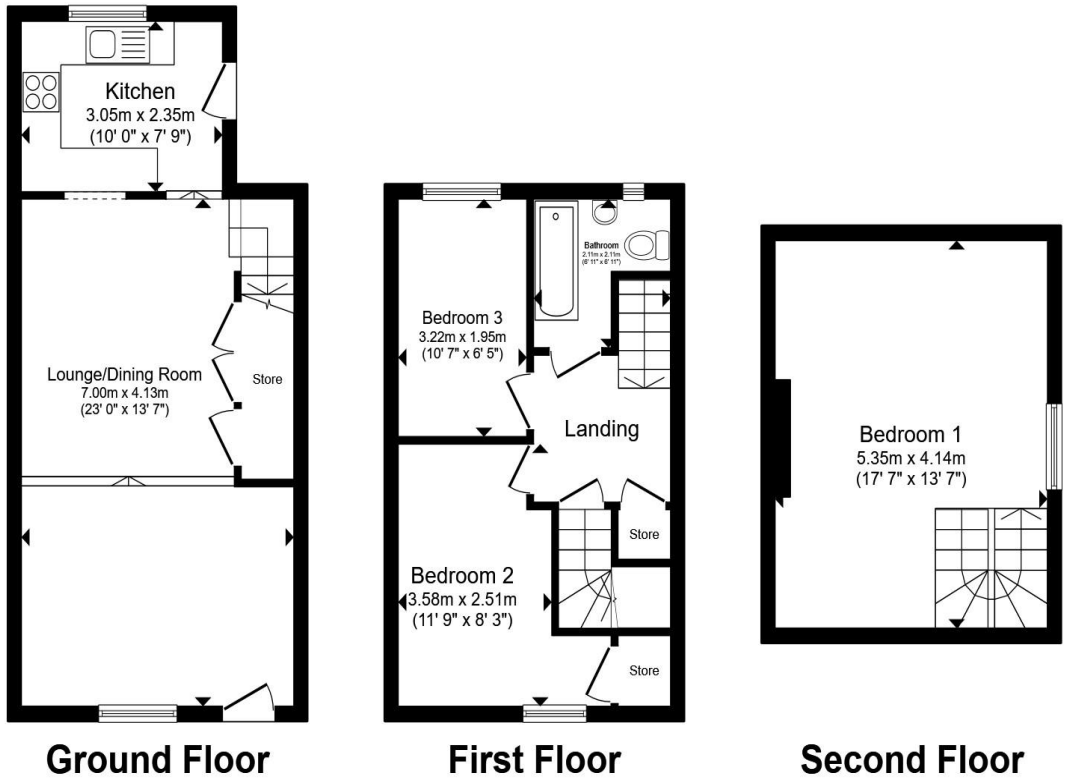
Welcome to

North Street, Calne

- Three Bed Semi Detached Cottage
- Walking Distance of Calne Town Centre
- Spacious Open/Plan Lounge/Diner
- Rear Courtyard Garden
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£220,000



Total floor area 87.4 m² (940 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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The Property Ombudsman

Property Ref:
CLN109941 - 0003

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