



📍 11 The Gardens, Calne, Wiltshire, SN11 9BF

🏠 Price Guide £285,000

OFFERED WITH NO ONWARD CHAIN-This attractive semi-detached home is well presented throughout and thoughtfully designed for modern living. The property benefits from a single garage, driveway parking, and a desirable position within a small cul-de-sac development.

- Very Well-Presented Semi Detached Home
- Well-Proportioned Accommodation, Ideally Designed for Modern Living
- Situated Within a Small Cul-De-Sac Development
- Three Bedrooms
- Principle Bedroom With En-Suite Shower Room
- Spacious Lounge/Dining Room with French Doors Opening onto a Paved Patio
- Fantastic Sized Enclosed Rear Garden
- Garage and Off-Street Parking
- Close to Local Amenities
- Good Commuter Access

🏡 Freehold

🏠 EPC Rating C



A very well-presented, thoughtfully laid out and well-proportioned semi detached home with single garage and driveway parking, ideally designed for modern living and pleasantly situated within a small cul-de-sac development.

The accommodation comprises an entrance hall, downstairs cloakroom, and a kitchen fitted with oven and hob, which complements the spacious lounge/dining room. French doors from the living area lead out onto a paved patio terrace, creating an excellent space for both everyday living and entertaining.

To the first floor are three bedrooms with the principal bedroom enjoying an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

Externally, the property further benefits from a fantastic sized enclosed rear garden, a garage, and off-street parking.

Additional features include gas-fired central heating and UPVC double-glazed windows. The property is conveniently located within a short distance of the town centre and offers good commuter access.

Situation

Calne provides 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. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

Property Information

Council Tax Band; C

Freehold

Mains Services

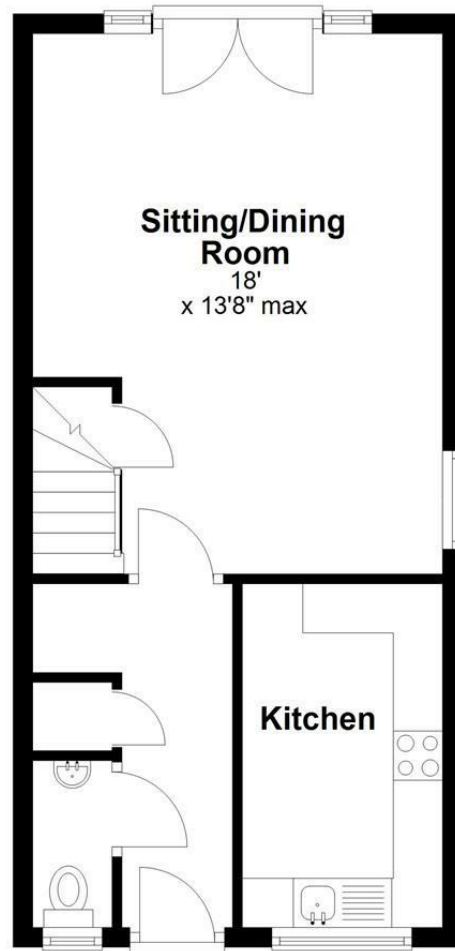
Gas Central Heating

EPC Rating; C



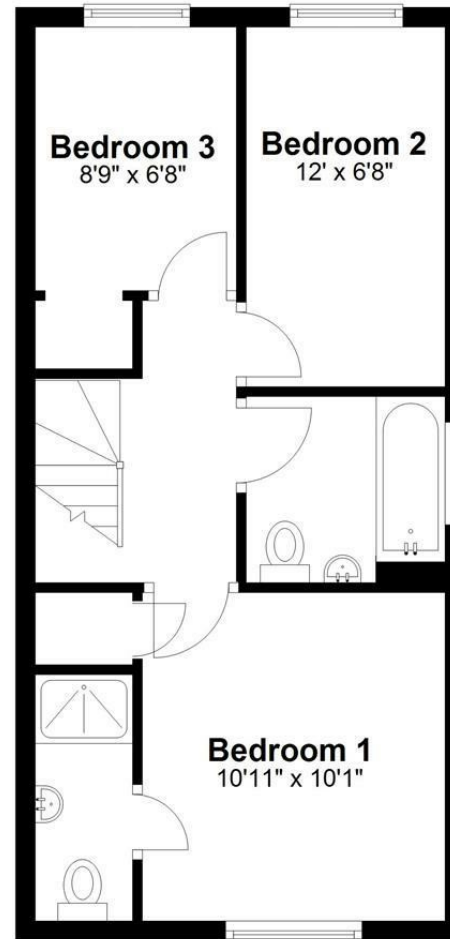
Ground Floor

Approx. 407.2 sq. feet



First Floor

Approx. 407.2 sq. feet



Total area: approx. 814.4 sq. feet

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.