



**Connells**

Ebor Gardens  
Quemerford Calne



## Property Description

Nestled in a quiet and sought-after cul-de-sac in Quemerford on the outskirts of Calne, 7 Ebor Gardens is an attractive detached family home offering generous living space, modern comforts, and versatile accommodation to suit a range of lifestyles.

The ground floor features a welcoming hallway leading to a bright and comfortable sitting room, perfect for family relaxation. This flows through to a separate dining room, ideal for gatherings and entertaining. To the rear, a spacious conservatory provides an excellent additional living area with views over the garden. The well-appointed kitchen offers ample storage and workspace, with a convenient downstairs WC completing the ground floor layout.

Upstairs, the property boasts four well-proportioned bedrooms, including a master bedroom with its own en-suite shower room, along with a family bathroom.

The garage has been part-converted to create a practical home office, making it an excellent option for those working remotely, while still retaining useful storage. Externally, the property benefits from a driveway providing off-street parking.

With its peaceful setting, flexible living spaces, and excellent proximity to local schools, countryside walks, and Calne's amenities, 7 Ebor Gardens represents a fantastic opportunity for families looking for a comfortable and well-located home.

## Ground Floor

### Entrance Hall

Entrance door to front. Window to side. Stairs to First Floor. Understairs storage.

### Lounge

16' 4" max x 11' max ( 4.98m max x 3.35m max ) Box bay window to front. Radiator. TV point. Feature fireplace. Doors to Hallway and Dining Room.

### Dining Room

12' 5" x 9' ( 3.78m x 2.74m )  
French doors to Conservatory.

### Kitchen

12' 3" x 8' ( 3.73m x 2.44m )  
Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Plumbing for washing machine. Integrated dishwasher. Integrated electric oven and gas hob. Further appliance space.

### Conservatory

10' 3" max x 9' 7" max ( 3.12m max x 2.92m max ) Glazed construction with French doors to garden.

### Cloakroom

Suite comprising low level WC and wash hand basin. Window to side.

## First Floor

### **Bedroom One**

11' 9" max x 10' ( 3.58m max x 3.05m )

Window to front. Built in wardrobes. Radiator. TV point. Door to Ensuite.

### **Ensuite**

Suite comprising low level WC, wash hand basin and shower cubicle. Part tiled walls. Towel rail. Window to side.

### **Bedroom Two**

12' 3" x 8' 6" ( 3.73m x 2.59m )

Window to rear. Radiator. Loft access.

### **Bedroom Three**

8' 1" x 8' 7" ( 2.46m x 2.62m )

Window to rear. Radiator.

### **Bedroom Four**

8' 7" x 7' 2" ( 2.62m x 2.18m )

Window to front. Stair bulkhead. Radiator.

### **Bathroom**

Suite comprising low level WC, wash hand basin and p shaped bath. Towel rail. Extractor fan.

## Outside

### **Front**

Driveway parking.

### **Garage**

Almost fully converted. Door and window.

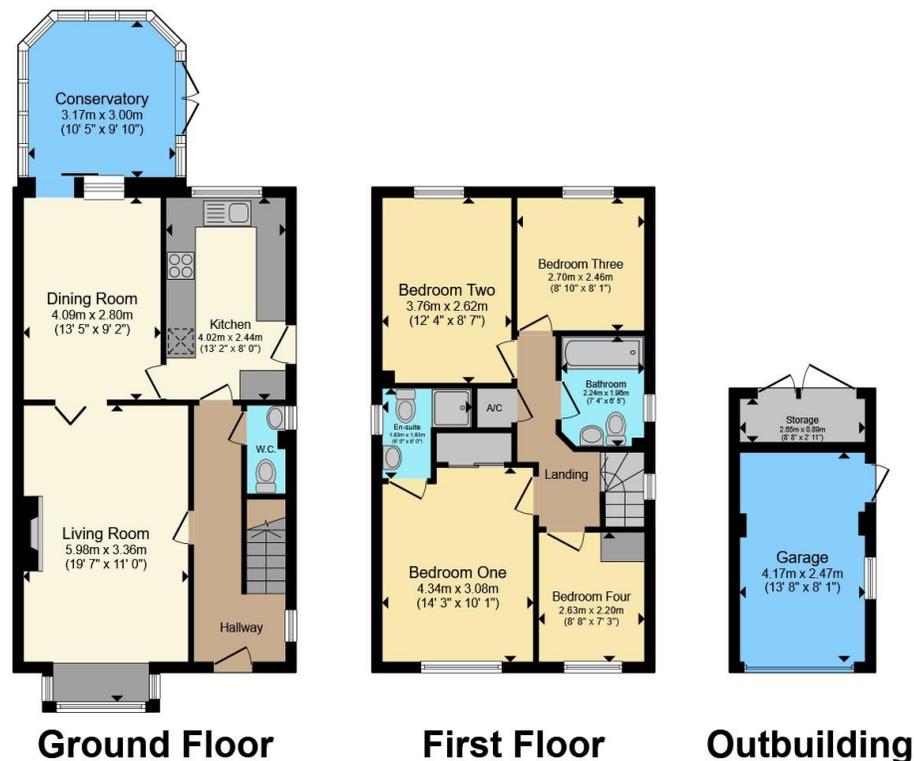
### **Rear Garden**

Fully enclosed. Gated side access. Laid to lawn and patio. Access to Garage.









**Total floor area 126.0 m<sup>2</sup> (1,356 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](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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