



**KERRY CLOSE**  
Derry Hill, Calne, SN11 9PE

  
**PRIMARY**  
HOMES & LETTINGS

## Kerry Close, Derry Hill, Calne SN11 9PE

- Semi Detached House
- Three DOUBLE Bedrooms
- NEWLY RENOVATED
- 22ft Kitchen/Diner (Newly Fitted)
- Four Piece Bathroom Suite
- Utility Room & Cloakroom
- Driveway Parking For One Vehicle With Potential For Further
- Front & Rear Gardens
- Sought After Location
- EPC Rating - C

**Guide Price £370,000**



\*\*\* GUIDE PRICE £370,000 - £380,000 \*\*\* We are delighted to offer this well presented and spacious three DOUBLE bedroom semi-detached house tastefully renovated by the current owner with high-quality fixtures and fittings throughout. The accommodation comprises of entrance hallway, living room, modern kitchen with dining area, utility room, cloakroom, three bedrooms and a family bathroom. Property also benefits from front and rear gardens, driveway parking and gas central heating. Located in a quiet cul de sac in the sought-after village of Derry Hill, positioned between Chippenham and Calne, the village offers a local shop/post office, primary school, popular public house, village hall and church. Bowood House and Gardens is also nearby, featuring an adventure playground, championship golf course, hotel and spa. Chippenham and Calne provide a wider range of amenities and secondary schooling. Chippenham also benefits from a mainline railway station, with the M4 Junction 17 approximately 8 miles away.

#### **Entrance Hallway**

Stairs to first floor. Stone tile flooring. Radiator.

#### **Living Room**

uPVC window to front elevation. Understairs cupboard. Radiator.

#### **Kitchen**

uPVC window to rear elevation. uPVC door to side. Wall and base units with worktops over. Ceramic sink and drainer with half bowl. Built in double oven. Gas hob with extractor hood over. Integral fridge/freezer and dishwasher. Part tiled walls. Tiled flooring.

#### **Dining Area**

uPVC French doors to rear garden. Tiled flooring. Radiator.

#### **Utility Room**

Wall and base units with worktops over. Space and plumbing for washing machine and tumble dryer. Extractor fan. Tiled flooring. Radiator.

#### **Cloakroom**

White suite comprising of wash hand basin with cupboard under and low level W.C. Tiled flooring.

#### **Landing**

uPVC window to rear elevation. Loft access.

#### **Bedroom One**

uPVC window to front elevation. Built in wardrobe. Radiator.

#### **Bedroom Two**

uPVC window to front elevation. Radiator.

#### **Bedroom Three**

uPVC window to rear elevation. Radiator.

#### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath, walk in double shower, wash hand basin with cupboard under and low level W.C. Extractor fan. Fully tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

#### **Garage/Storage**

Up and over garage door. Light and power.

#### **Front Garden**

Driveway parking for one vehicle. Mostly laid to lawn with mature tree, Paved area with path leading to gated rear access.

#### **Rear Garden**

Enclosed by timber fencing. Paved patio. Laid to lawn. Gated access to front. Outside tap and sockets.

#### **Sizes**

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

#### **Viewings**

Strictly via our Swindon office telephone (01793) 641641.

#### **Mortgages**

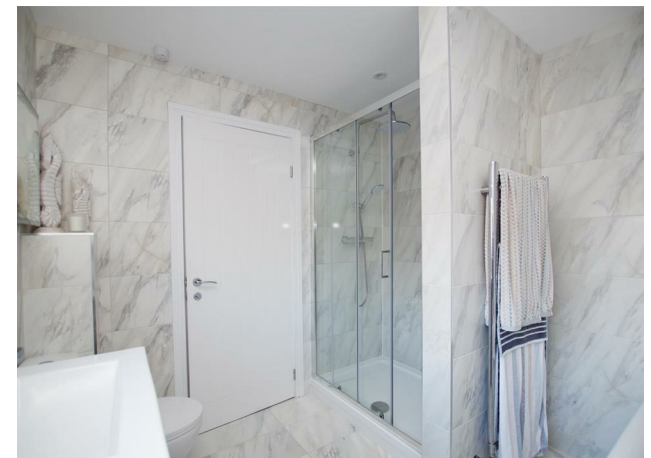
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

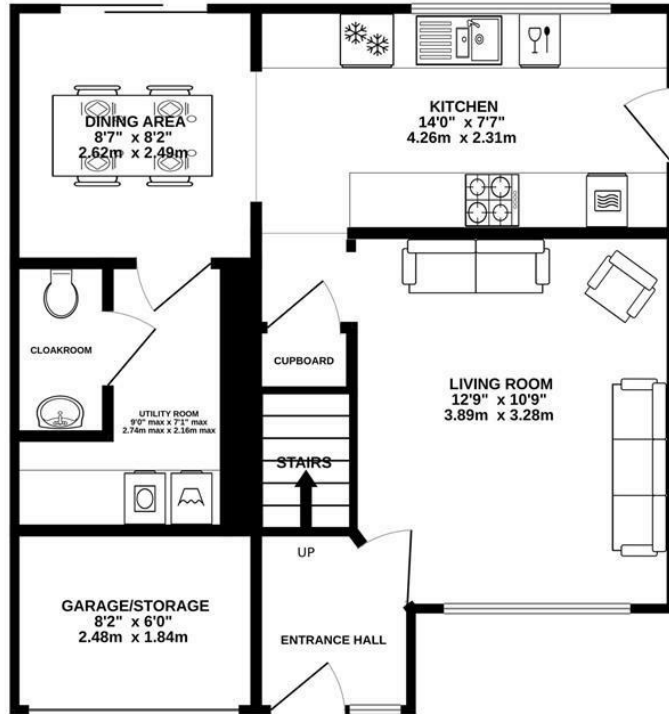
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### **Tenure**

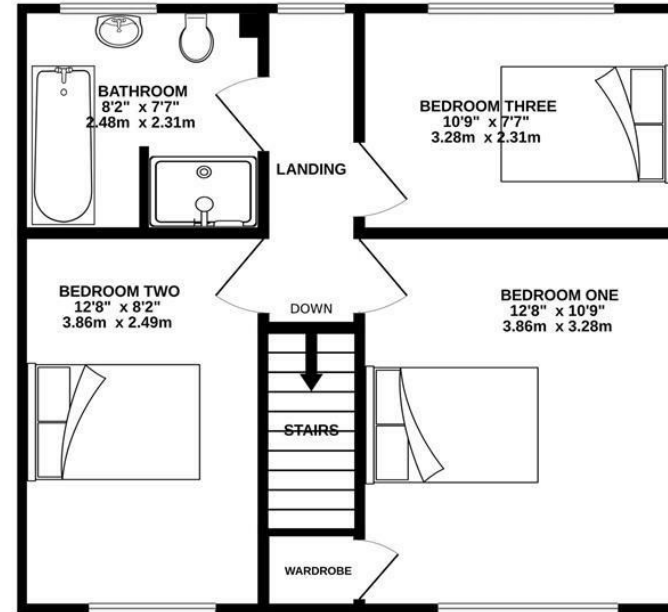
We are advised that this property is freehold; however, prospective buyers should verify this information with their solicitor or legal representative.



**GROUND FLOOR**  
485 sq.ft. (45.0 sq.m.) approx.



**1ST FLOOR**  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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