



Sumbler Drive, Calne SN11 8PB

Welcome to

Sumbler Drive, Calne

Modern three-bedroom semi-detached home on a popular Calne development, featuring a spacious lounge, kitchen/diner and cloakroom. Upstairs offers three bedrooms, en-suite to the principal bedroom, family bathroom, rear garden and driveway parking.

Entrance Hall

Entrance to this three-bedroom semi-detached family home is via a front door leading into a welcoming entrance hall. The hall provides access to the cloakroom and living room, with stairs rising to the first floor. Finished with attractive LVT flooring and a radiator, it offers a practical and inviting introduction to the property.

Cloakroom

Downstairs cloakroom comprising a low-level W/C and wash hand basin with tiled splashback. An obscure window to the front aspect provides natural light, while LVT flooring and a radiator complete this practical and well-presented space.

Living Room

Generous lounge offering ample space for a variety of lounge furniture arrangements. A window to the front aspect provides plenty of natural light, while a useful understairs cupboard offers additional storage. The room also benefits from a door leading to the kitchen and a radiator.

Kitchen / Diner

Fitted kitchen/diner comprising a stylish range of wall and base units with rolled-edge work surfaces over and matching upstands, incorporating a one-and-a-half bowl sink/drainage with mixer tap. Integrated appliances include a double electric oven, gas hob and washing machine, with additional space for a fridge/freezer. The room offers ample space for a dining table and chairs, making it ideal for family meals and entertaining. Further benefits include a cupboard housing the central heating boiler, inset spotlights, LVT flooring and a radiator. A window overlooking the rear garden and French doors providing direct garden access allow for plenty of natural light.

Landing

Landing with stairs rising from the entrance hall, providing access to all three bedrooms and the family bathroom. The landing also benefits from loft access and a useful built-in storage cupboard, offering practical additional storage space.

Bedroom One

Generous principal bedroom offering ample space for a range of bedroom furniture. The room benefits from a built-in wardrobe providing useful storage, a window to the front aspect allowing for plenty of natural light, and a radiator.

En-Suite

En-suite shower room comprising a low-level W/C, wash hand basin and shower cubicle. The room benefits from an obscure window to the front aspect, extractor fan, attractive LVT flooring and a ladder-style heated towel rail, providing both comfort and practicality.

Bedroom Two

Another well-proportioned bedroom featuring an attractive panelled feature wall, creating a stylish focal point. The room also benefits from a window to the rear aspect, allowing for plenty of natural light, and a radiator.

Bedroom Three

Situated to the rear of the property, the third bedroom offers a versatile space that would make an ideal nursery, child's bedroom or home office. A window overlooks the rear garden, providing a pleasant outlook, while a radiator completes the room.





Bathroom

Family bathroom comprising a low-level W/C, wash hand basin and bath with mixer tap and shower over. The room benefits from an obscure window to the side aspect, attractive LVT flooring and a ladder-style heated towel rail, creating a practical and comfortable space for everyday use.

Front Garden

Steps lead to the front entrance, bordered by an attractive selection of mature shrubs on either side, creating a welcoming approach and an excellent first impression for visitors and residents alike.

Rear Garden

Tiered rear garden designed to make the most of the outdoor space, featuring a patio and gravelled area to the lower level, ideal for relaxing, entertaining or al fresco dining during the warmer months. Steps lead to an elevated garden area, attractively landscaped with a variety of flowering shrubs and established hedging, creating a pleasant and private setting.



Parking

Tandem driveway parking is situated to the side of the property, providing convenient off-road parking for two vehicles.

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."



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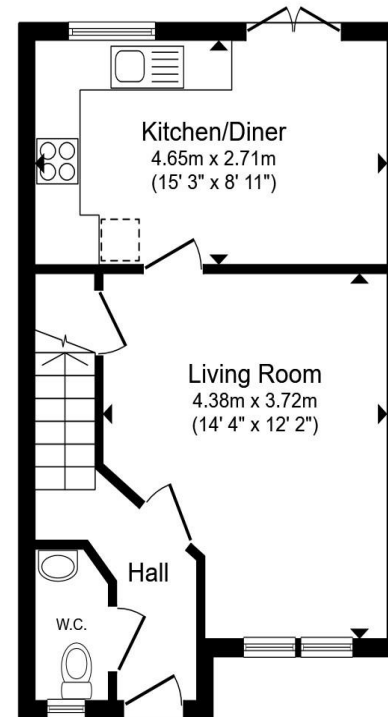
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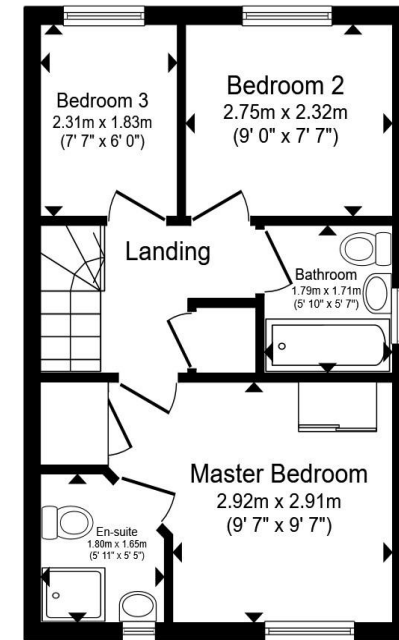
- Modern Three Bed Semi-Detached Family Home
- Popular Residential Development
- Spacious Kitchen / Diner
- En-Suite to Master & Cloakroom
- Enclosed Rear Garden & Driveway Parking

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

£275,000



Ground Floor



First Floor

Total floor area 69.1 m² (744 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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