



Abberd Way, Calne SN11 8BD

Welcome to

Abberd Way, Calne

Situated in a sought-after residential area close to local amenities and the town centre, this three-bedroom terraced home offers spacious accommodation, a rear garden, and excellent potential to extend or create off-road parking (STPP). Viewing advised.

Entrance Hall

The entrance to this three-bedroom family home is via a front door leading into a useful entrance porch, with a glazed door opening into the welcoming entrance hall. The hall provides access to the first floor via a staircase and benefits from practical hanging space for coats and outdoor clothing. Further features include laminate flooring, a radiator, and a door leading through to the lounge, setting the tone for the well-proportioned accommodation beyond.

Lounge

A generous living room enjoying a window to the front aspect, allowing plenty of natural light to flood the space. There is ample room for a range of lounge furniture, making it an ideal area for relaxing and entertaining. An attractive open fireplace creates a charming focal point to the room, while further benefits include laminate flooring, a radiator, and a door leading through to the kitchen.

Kitchen / Breakfast Room

The fitted kitchen is well-appointed with a range of wall and base units complemented by work surfaces and matching upstands. A stainless-steel sink and drainer with mixer tap sits beneath a window overlooking the rear garden. There is space for a Range-style cooker with a stainless-steel splashback and chimney-style extractor hood above, along with plumbing for a washing machine and space for a fridge/freezer.

The kitchen also accommodates a small dining table and chairs, creating a practical space for everyday dining. Additional features include a central heating boiler, laminate flooring, a radiator, and a door providing direct access to the rear garden.

Cloakroom

A handy ground floor cloakroom comprising a low-level WC and wash hand basin. An obscure glazed window to the rear aspect provides natural light while maintaining privacy. Finished with laminate flooring, this useful addition complements the practical layout of the home.

Landing

The landing is approached via stairs rising from the entrance hall and benefits from a window to the rear aspect, providing natural light. Doors lead to all three bedrooms and the family bathroom, while additional features include a useful airing cupboard and access to the loft space.

Bedroom One

Bedroom One is a well-proportioned double bedroom enjoying a window to the front aspect, allowing natural light to fill the room. Offering ample space for a range of bedroom furniture, this comfortable room provides an ideal retreat, further benefiting from a radiator.

Bedroom Two

Bedroom Two is situated to the rear of the property and enjoys a pleasant outlook over the rear garden through a window to the rear aspect. A generously sized room, it offers ample space for a double bed and a range of additional bedroom furniture, making it ideal as a guest room, further benefits include a radiator.





Bedroom Three

The third bedroom is a good-sized room featuring a window to the front aspect, allowing for plenty of natural light. Versatile in its use, it would make an ideal child's bedroom, dressing room, nursery, or study. Further benefits include ample space for furniture and a radiator.

Family Bathroom

The family bathroom comprises a low-level WC, wash hand basin, and bath with shower over. An obscure glazed window to the rear aspect provides natural light whilst maintaining privacy. Further features include a shaver point and radiator, creating a practical and comfortable family bathroom.

Front Garden

The front garden is approached via a metal gate, with a pathway leading to the front door. A generous lawn extends to the side, enclosed by a combination of wooden fencing and a brick wall, creating an attractive frontage and offering potential for further landscaping if desired.

Rear Garden

Enclosed by wooden fencing, the rear garden is a true gardener's delight, offering an abundance of space for vegetable plots, seating areas, and beautifully stocked flower beds. Thoughtfully established with a variety of mature trees, shrubs, and seasonal planting, it provides a wonderful outdoor environment to relax and enjoy.

Further enhancing the garden's appeal are two useful outbuildings, both benefiting from power and lighting, offering excellent storage, workshop space, or hobby areas. A greenhouse is also included, making this an ideal setting for keen gardeners and those looking to embrace outdoor living.

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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Welcome to

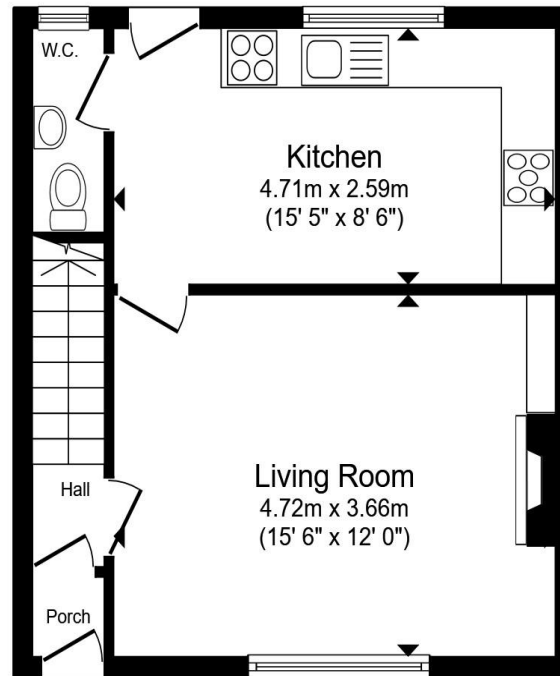
Abberd Way, Calne

- Three-Bedroom Mid-Terrace Family Home
- Walking Distance to Town Centre
- Spacious Accommodation Throughout
- Generous Rear Garden
- Scope to Extend or Create Off-Road Parking

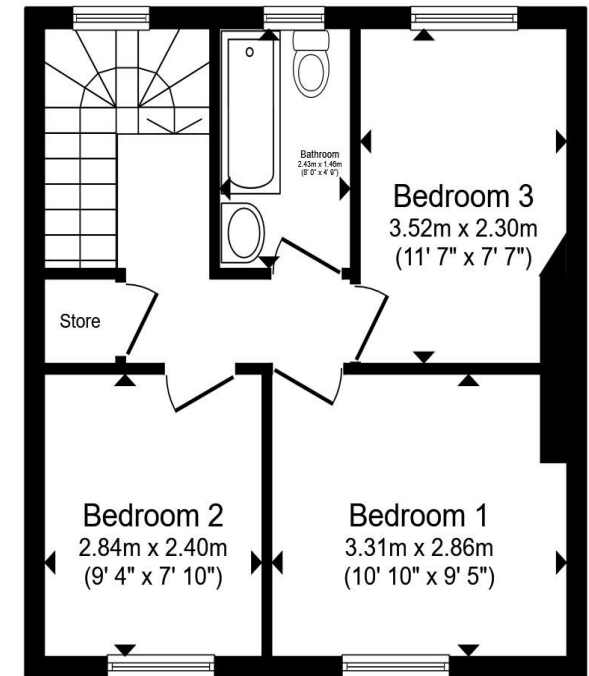
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£250,000



Ground Floor



First Floor

Total floor area 73.7 m² (793 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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