



**Ebor Gardens, Calne**  
**£385,000**



**HOME SHOW LAUNCH! REDUCED BY £15,000! CHAIN FREE – 4-Bedroom Detached Home in Desirable Quemerford Cul-de-Sac.** A beautifully presented four-bedroom detached home, set in a quiet and sought-after cul-de-sac in the village of Quemerford. This spacious property offers a generous living room, a separate dining room, a refitted kitchen, and a guest cloakroom. Upstairs includes a principal bedroom with en-suite and fitted wardrobes, two further double bedrooms, a good-sized single bedroom, and a modern family bathroom. Outside, enjoy a private, south-facing rear garden with two patio areas and mature planting, plus driveway parking and a garage. Within walking distance of local schools, amenities, and open countryside. A light-filled, well-maintained family home – offered with no onward chain.



## Location

The home is placed in a cul de sac just off Stockley Lane. Close by is the Atwell Museum and country walks are on the doorstep. The home is well positioned for access to the local secondary and primary schools. A mini ASDA supermarket has opened close by and Quemerford also has a Post Office/Shop.

## Entrance Hallway

Upon entering the home, there is a wide hallway with doors opening to the living room, and kitchen. Stairs rise to the first floor, there is also a understairs cupboard.

## Kitchen

**12'2" x 8'0" (3.73m x 2.46m)**

The fitted kitchen has an array of wall and base cabinets with worktops over. Under the window that looks out over the rear garden is a round sink. The kitchen units have an integrated oven, an electric hob, an extractor hood, and there is also space to

accommodate a dishwasher and fridge freezer. Finished with tiled splashback and laminate flooring. There is a further door to the garage which currently houses the washing machine and tumble dryer.

## Dining Room

**12'5" x 8'11" (3.81m x 2.74m)**

A large dining room, ideal for a dining table and chairs, features patio doors that open into the rear garden, allowing it to be filled with natural light. The room also has further doors that open to the living room and kitchen, creating an easy flow to the downstairs accommodation.

## Living Room

**16'11" x 11'1" (5.18m x 3.40m)**

The living room is generously sized, offering ample space for multiple sofas and versatile seating arrangements. A large window with a deep sill at the front floods the room with natural light.

## Guest Cloakroom

A convenient addition to the ground floor, water closet and wash basin.

## First Floor landing

With a window to the side, there is plenty of natural light. Doors open to all four bedrooms, the family bathroom, and the airing cupboard.

## Principal Bedroom

**12'2" x 10'0" (3.73m x 3.07m)**

A generous double bedroom with space to accommodate a king-size bed and further bedroom furniture. A window looks out over the front garden.

## En-suite

A modern fitted suite comprising a tiled shower cubicle, pedestal wash basin, and water closet. Tiled flooring.

## Bedroom Two

**12'5" x 8'0" (3.81m x 2.44m)**

The guest room can easily accommodate a double bed, side tables and further bedroom storage furniture.

## Bedroom Three

**8'8" x 8'0" (2.66m x 2.46m)**

A generous single or small double bedroom with a rear aspect.

## Bedroom Four

**8'8" x 7'3" (2.66m x 2.21m)**

A single bedroom with a window overlooking the front garden.

## Family Bathroom

Partially tiled bathroom suite comprising water closet, pedestal wash hand basin, panelled bath with mixer tap shower over, radiator and privacy window,

## Garden

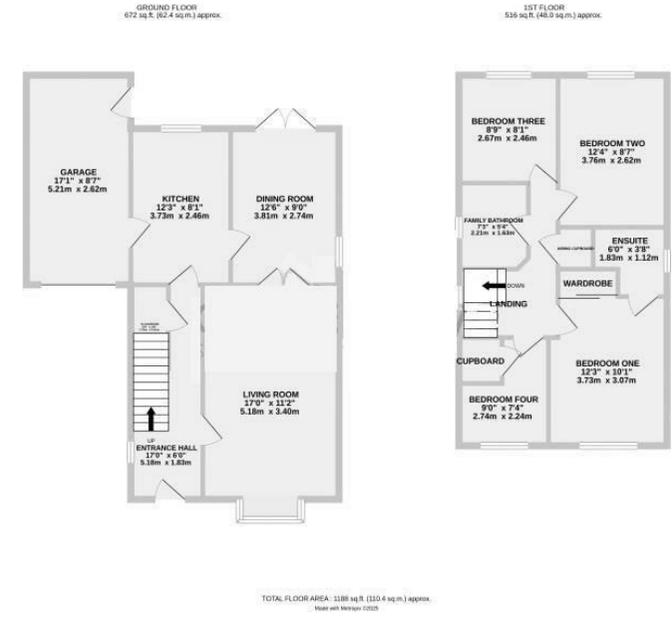
The rear garden offers a peaceful space to enjoy, the majority of the garden is flat lawn as well as patio areas for outdoor furniture. There is planting to the borders. In addition there is an outside tap, gated access to front and a personal door to garage.

## Garage

**17'0" x 8'6" (5.20m x 2.61m)**

Electric roller garage door, eaves storage, personal door to garden and kitchen, wall-mounted boiler.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			1
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

