



📍 25 Lavender Drive, Calne, SN11 0QJ

🏠 £365,000

Offered with No Onward Chain, is this modern and well-presented, three bedroom, two reception room, two bathroom, detached home, with single garage, driveway and private rear garden; superbly positioned on the desirable south side of Calne, walking distance to Calne leisure centre and popular primary and secondary schools.

- Three Bedroom Detached House - No Onward Chain
- Well-Presented Throughout
- Two Double Bedrooms, One Single
- Principal Bedroom with En-Suite Shower Room
- Sitting Room, Dining Room & Conservatory
- Modern, Fitted Kitchen with Utility Room
- Cloakroom & Family Bathroom
- Private, Enclosed Rear Garden
- Single Garage & Driveway Parking
- Popular South Side of Calne

🏡 Freehold

📊 EPC Rating D



A modern and well-presented three bedroom detached house, superbly located on the popular south side of Calne, walking distance to Calne leisure centre and popular primary and secondary schools. The property has been updated and upgraded over the years to create a lovely home, whilst still leaving space for prospective buyers to add their own stamp on to it. Offered with No Onward Chain.

The accommodation is arranged over two levels, briefly comprising; entrance hall with cloakroom off, sitting room with double doors through to the dining room, which then leads onto the conservatory. There is a modern, fitted kitchen, with spacious utility room off. To the first floor are the three bedrooms, two of which are double rooms, with the principal bedroom benefitting from built-in wardrobes and a stylish en-suite shower room. Finally is the family bathroom.

Externally the rear garden is private and enclosed, laid to lawn, with a lovely L-shaped patio seating area. There is a single garage, with electric roller door, and driveway parking to the front.

#### **Situation**

Lavender Drive can be found on the Southern fringes of Calne, which provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington in 65 mins. For those with recreational interests there are golf courses at North Wilts and Bowood, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

#### **Property Information**

Council Tax Band: D

Freehold

Mains Gas, Electricity, Water & Drainage

Gas Central Heating

EPC Rating; D



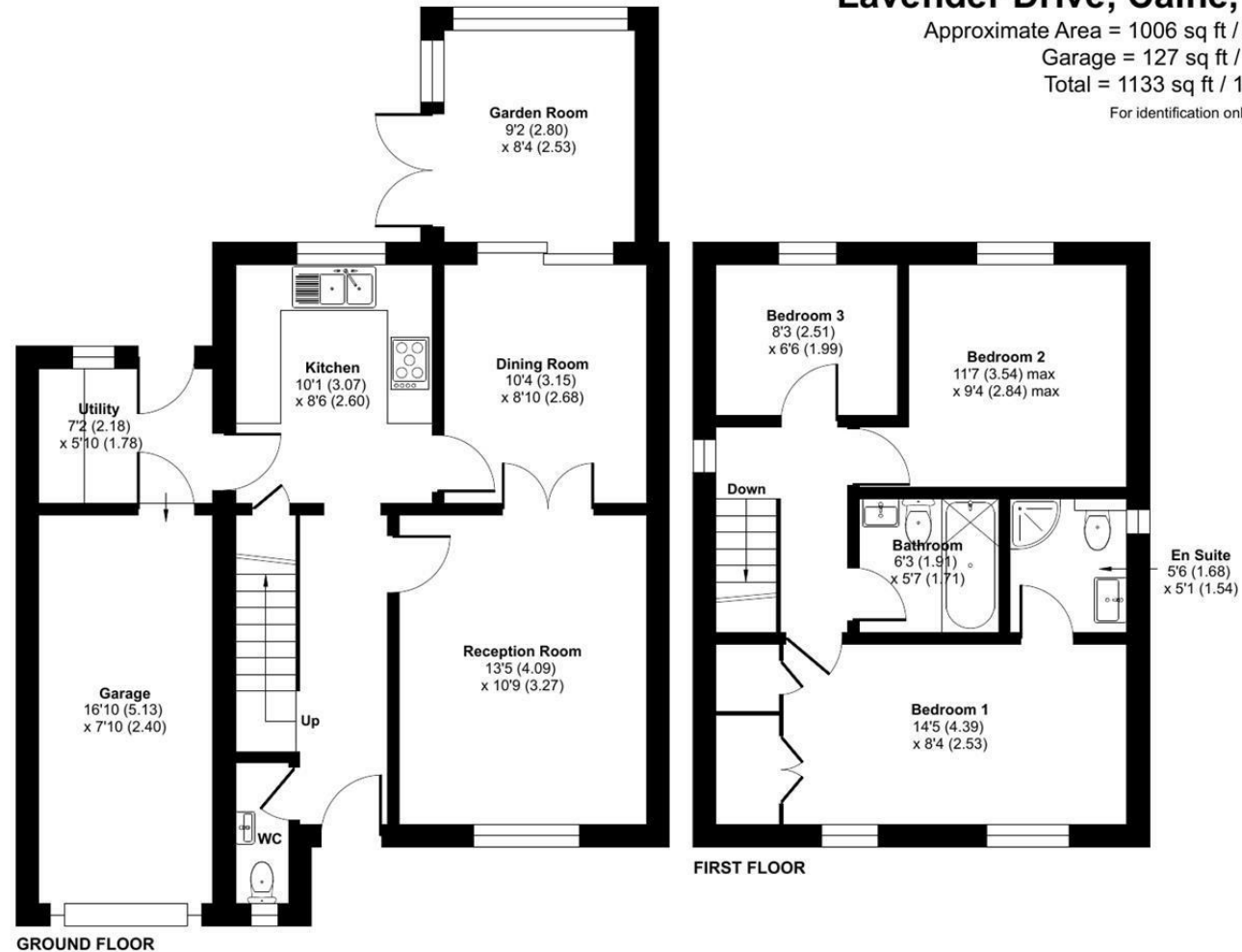
# Lavender Drive, Calne, SN11

Approximate Area = 1006 sq ft / 93.4 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1133 sq ft / 105.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Strakers. REF: 1449102

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