



Campion Close, Calne, SN11 9QC

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PROPERTY SALES & LETTINGS



- Three Bedroom Linked Terrace.
- Entrance Hall
- Three Surprisingly Spacious Bedrooms
- Drive and Garage Parking
- Viewing Highly Recommended.

- Spacious Lounge/Diner
- Generous rear Garden
- Family Bathroom
- Gas Central Heating + uPVC Double Glazing

5 Campion Close Calne, SN11 9QG

£250,000

A beautifully presented and deceptively spacious modern family home, tucked away in a peaceful residential cul-de-sac and conveniently situated within easy walking distance of the town centre.

The accommodation begins with an entrance hall leading to a fitted kitchen positioned at the front of the property. To the rear is a generous open plan living/dining room, offering an excellent space for everyday living and entertaining, with French doors opening directly onto the rear garden. Upstairs, the property boasts three well-proportioned bedroom together with a family bathroom fitted with a modern white suite.

Outside, the property enjoys driveway and garage parking for two vehicles. The enclosed rear garden has been thoughtfully arranged to provide a block paved patio with a covered pergola, an attractive decked seating area and a generous lawn, creating an ideal space for relaxing and outdoor entertaining.

Further benefits include uPVC double glazing and mains gas radiator central

heating.

The thriving market town of Calne provides a wide selection of amenities to meet everyday needs, including supermarkets, independent retailers, cafés, restaurants, a public library, leisure centre with indoor swimming pool, and schools for all age groups. The nearby town of Chippenham, approximately 6 miles away, offers a mainline railway station with direct services to London Paddington in around 65 minutes, making it an excellent location for commuters. Swindon is approximately 18 miles away, while Junctions 16 and 17 of the M4 motorway are both easily accessible. The surrounding Wiltshire countryside offers an abundance of recreational opportunities, with golf courses at Bowood and North Wilts, horse riding, fishing, and numerous walking routes. Historic attractions including Avebury Stone Circle, Silbury Hill and Kennet Long Barrow are also all within easy driving distance.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

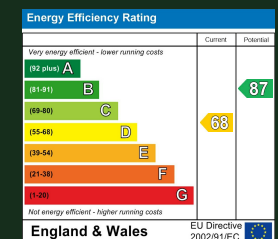
Council Tax: Wiltshire Council

Tax Band C For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

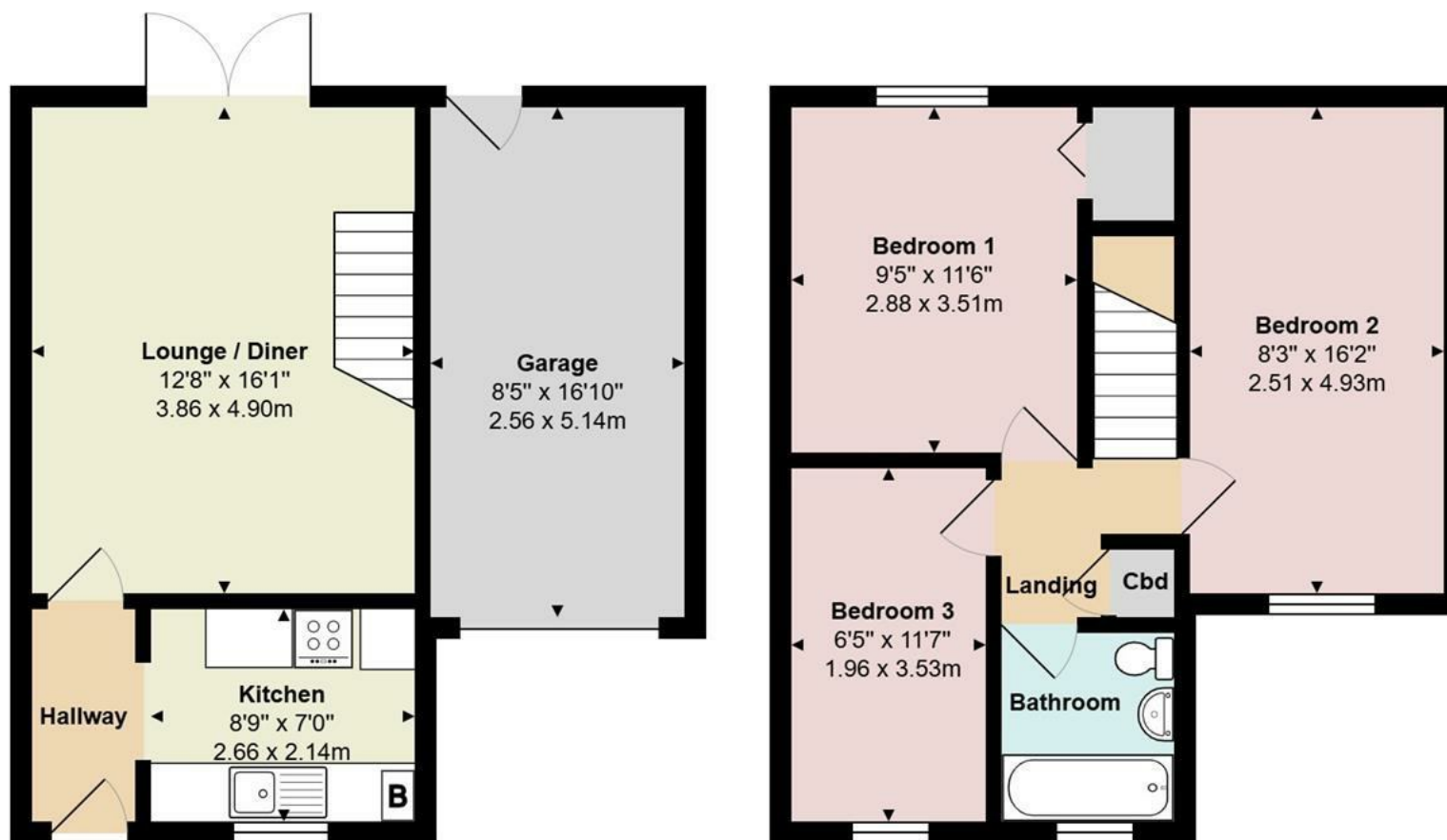
Energy Efficiency Rating (England & Wales)











Total Area: 892 ft² ... 82.9 m²

Disclaimer:

These floor plans are provided for guidance only and are not to scale.

All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.

Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.

Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.

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