

for sale

offers in excess of **£350,000**



Wycombe Close Derry Hill CALNE SN11 9PB

Two-Bedroom Semi Detached Bungalow with Garage. Situated in a quiet and sought-after cul-de-sac, this well-presented two-bedroom detached bungalow offers comfortable single-level living with Lounge, Conservatory and Kitchen.



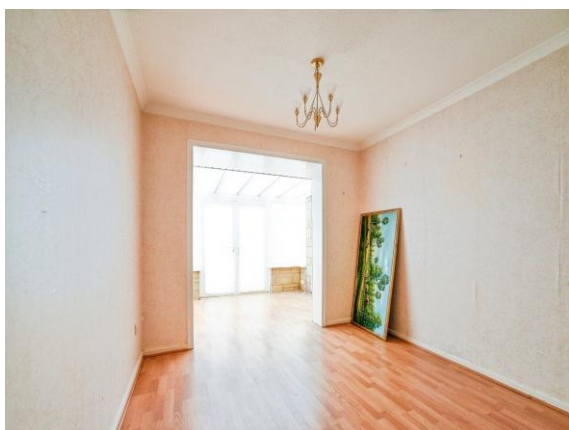
Wycombe Close Derry Hill CALNE SN11 9PB

Description

Charming Two-Bedroom Semi detached Bungalow with Garage. Situated in a quiet and sought-after cul-de-sac, this well-presented two-bedroom detached bungalow offers comfortable single-level living in the popular market town of Calne. Ideally suited to downsizers, retirees, or those seeking a peaceful residential setting, the property combines practicality with excellent potential.

The accommodation comprises a welcoming entrance hallway leading through to a spacious and light-filled living room, perfect for relaxing or entertaining, leading through to a Conservatory which overlooks the garden. The fitted kitchen offers a range of units with ample workspace and overlooks the garden. There are two well-proportioned bedrooms, both benefiting from good natural light, alongside a modern shower room.

Externally, the property enjoys a private and enclosed rear garden, providing a pleasant outdoor space ideal for low-maintenance gardening or summer seating. To the front, there is driveway parking leading to a single garage, offering additional storage or secure parking. The property is conveniently located for local amenities, including shops, healthcare facilities, and transport links, with easy access to nearby towns such as Chippenham and the M4 corridor.



Accommodation

Entrance Porch

Entrance door to front leading through to the Lounge.

Lounge

Window to front. Door to Inner Hall.

Kitchen/Breakfast Room

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated double oven and hob. Plumbing for washing machine. Further appliance space. Window to side. Door to Lobby.

Bedroom One

Window to rear. Fitted wardrobes.

Dining Room/Bedroom Two

Open plan leading through to the Conservatory.

Conservatory

French doors to rear garden.

Shower Room

Suite comprising low level WC, wash hand basin and shower cubicle.

Lobby

Door to front. Window to side. Door to rear. Door to Utility.

Utility

Located to the rear of the Garage. Window to rear and work surface.

Outside

Front

Lawn area. Driveway leading to Garage.

Single Garage

With up and over door.

Rear Garden

Fully enclosed. Laid to lawn with mature shrub borders.





Total floor area 102.2 m² (1,100 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

Connells

To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM306628 - 0005

Tenure: Freehold EPC Rating: F

Council Tax Band: C

view this property online
connells.co.uk/Property/CHM306628



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk