



Isis Close, Calne, SN11 9FD

Calne

Guide Price
£290,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Offered for sale with NO ONWARD CHAIN!

Situated on the ever popular Lansdowne Park development, This well presented three bedroom terraced home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers or those looking to move up the property ladder. Conveniently positioned within walking distance of local schools and everyday amenities, the property enjoys a fantastic location for modern family living.

Upon entering, you are welcomed by a spacious entrance hall, leading through to a comfortable living room, complete with a feature fireplace and patio doors opening directly onto the rear garden. A separate dining room provides the perfect setting for family meals and entertaining, while the kitchen offers practical everyday space. A useful downstairs WC completes the ground floor accommodation.

To the first floor, the property continues to impress with a generous principal bedroom benefiting from its own en-suite shower room, two further well proportioned bedrooms and a family bathroom.

Externally, the property boasts an enclosed rear garden, predominantly laid to lawn with a patio area, providing an ideal space for outdoor dining or simply enjoying the warmer months. Gated side access leads to the parking area, where the property further benefits from a single garage, offering additional storage and secure parking.

With its well-proportioned accommodation, convenient location and the added advantage of being offered with no onward chain, this lovely home is not to be missed!

Situation -

Isis Close is situated within the Lansdowne Park development on the north side of the town.

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill, here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

Viewings - Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

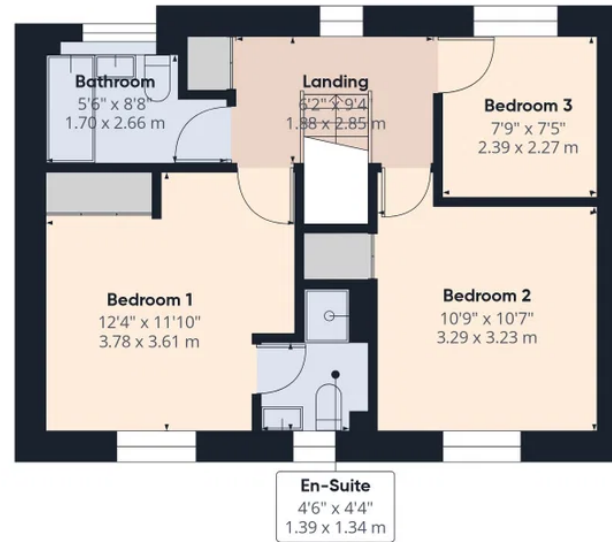
Tenure - Freehold







Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1061 ft²

98.7 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Calne Sales

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