

for sale

£380,000



Ebor Gardens Quemerford Calne SN11 0AJ

Detached Family Home. Four Bedrooms. En-Suite Shower Room. Two Reception Rooms. Conservatory, Driveway. Potential Home office from Garage Conversion. No Chain. Rear Garden.



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Description

Nestled in a quiet and sought-after cul-de-sac in Quemerford on the outskirts of Calne, 7 Ebor Gardens is an attractive detached family home offering generous living space, modern comforts, and versatile accommodation to suit a range of lifestyles.

The ground floor features a welcoming hallway leading to a bright and comfortable sitting room, perfect for family relaxation. This flows through to a separate dining room, ideal for gatherings and entertaining. To the rear, a spacious conservatory provides an excellent additional living area with views over the garden. The well-appointed kitchen offers ample storage and workspace, with a convenient downstairs WC completing the ground floor layout. Upstairs, the property boasts four well-proportioned bedrooms, including a master bedroom with its own en-suite shower room, along with a family bathroom.

The garage has been part-converted to create a practical home office, making it an excellent option for those working remotely, while still retaining useful storage. Externally, the property benefits from a driveway providing off-street parking.

With its peaceful setting, flexible living spaces, and excellent proximity to local schools, countryside walks, and Calne's amenities, 7 Ebor Gardens represents a fantastic opportunity for families looking for a comfortable and well-located home.



Ground Floor

Entrance Hall

Entrance door to front. Window to side. Stairs to First Floor. Understairs storage.

Lounge

16' 4" max x 11' max (4.98m max x 3.35m max)
Box bay window to front. Radiator. TV point. Feature fireplace. Doors to Hallway and Dining Room.

Dining Room

12' 5" x 9' (3.78m x 2.74m)
French doors to Conservatory.

Kitchen

12' 3" x 8' (3.73m x 2.44m)
Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Plumbing for washing machine. Integrated dishwasher. Integrated electric oven and gas hob. Further appliance space.

Conservatory

10' 3" max x 9' 7" max (3.12m max x 2.92m max)
Glazed construction with French doors to garden.

Cloakroom

Suite comprising low level WC and wash hand basin. Window to side.

First Floor

Bedroom One

11' 9" max x 10' (3.58m max x 3.05m)
Window to front. Built in wardrobes. Radiator. TV point. Door to Ensuite.

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Part tiled walls. Towel rail. Window to side.

Bedroom Two

12' 3" x 8' 6" (3.73m x 2.59m)
Window to rear. Radiator. Loft access.

Bedroom Three

8' 1" x 8' 7" (2.46m x 2.62m)
Window to rear. Radiator.

Bedroom Four

8' 7" x 7' 2" (2.62m x 2.18m)
Window to front. Stair bulkhead. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin and p shaped bath. Towel rail. Extractor fan.

Outside

Front

Driveway parking.

Garage

Almost fully converted. Door and window.

Rear Garden

Fully enclosed. Gated side access. Laid to lawn and patio. Access to Garage.



To view this property please contact Connells on

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59 Market Place
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Property Ref: CHM306489 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: E

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