

# 12 Comet Crescent, Calne, SN11 8FT

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£350,000

A much improved and beautifully presented three bedroom semi detached house located within a popular development within the market town of Calne. The ground floor accommodation offers a welcoming reception hall with guest cloakroom, a spacious sitting room and a contemporary refitted kitchen/dining room with French doors to the garden, Quartz work surfaces, built-in oven and hob and integrated fridge/freezer. The first floor boasts a master bedroom with fitted triple wardrobe and a refitted en-suite shower, second double bedroom, a good size third bedroom and a well appointed family bathroom. Other benefits include uPVC double glazing and gas central heating. Outside there is a generous driveway providing parking for two vehicles leading to a good size single garage. To the rear is an enclosed garden with full width patio, patio and raised flower bed.

## Situation

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. For those with recreational interests there are golf courses at North Wilts and Bowood, Derry Hill, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (c.6 miles) and Swindon (c.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 just over an hour.

## Accommodation Comprising:

### Reception Hall

Radiator. Stairs to first floor. Under stairs cupboard with space and plumbing for washing machine with worktop over. Extractor. Doors to:

### Cloakroom

Obscure uPVC double glazed window to side. Radiator. Corner wall hung wash basin with chrome mixer tap and tiled splash back. Close coupled WC.

### Sitting Room

uPVC double glazed window to front. Radiator. Television/Satellite/Telephone points.

### Refitted Kitchen/Dining Room

uPVC double glazed window and French doors to rear. Radiator. Range of drawer and cupboard base units, matching full height units and wall mounted cupboard. Quartz work surfaces with matching upstands, tiled splash backs and

inset one and a half bowl single drainer ceramic sink unit with mixer tap. Built-in stainless steel gas hob with stainless steel extractor over. Built-in stainless steel eye level double oven. Integrated fridge/freezer. Space and plumbing for dishwasher. Tiled floor.

### First Floor Landing

Access to roof space. Radiator. Overstairs cupboard housing hot water tank.

### Master Bedroom

uPVC double glazed window to front. Radiator. Built-in triple wardrobe. Television and telephone point. Air conditioning unit. Door to:

### Refitted En-Suite Shower

Extra wide fully tiled shower cubicle. Chrome ladder radiator. Vanity wash basin with chrome mixer tap and cupboard under. Close coupled WC with concealed cistern. Wall mounted cupboard. Wood laminate flooring. Extractor. Tiling to principle areas. Shaver point.

### Bedroom Two

uPVC double glazed window to front. Radiator.

### Bedroom Three

uPVC double glazed window to rear. Radiator.

### Bathroom

Obscure uPVC double glazed window to front. Chrome ladder radiator. Panelled bath with chrome mixer tap, separate shower over, shower screen and tiling to principal areas. Vanity wash basin with tiled splashback, chrome mixer tap and cupboard under. Close coupled WC. Wood laminate flooring. Extractor.

### Outside

## Front Garden

Path to front door with mature shrubs. Driveway leading to single garage providing off road parking for two vehicles. Outside light.

## Garage

Up and over door. Range of fitted cupboards. Power and light.

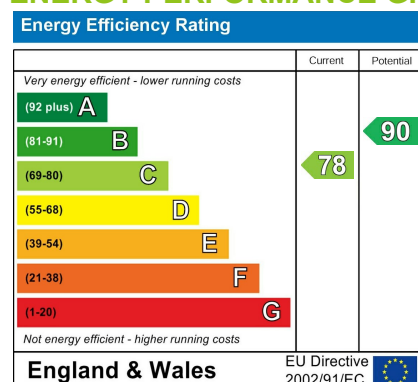
## Rear Garden

Enclosed by fencing with gated side access. Full width Indian sandstone patio area. Laid to lawn with raised sleeper flower bed. Outside tap.

## Directions

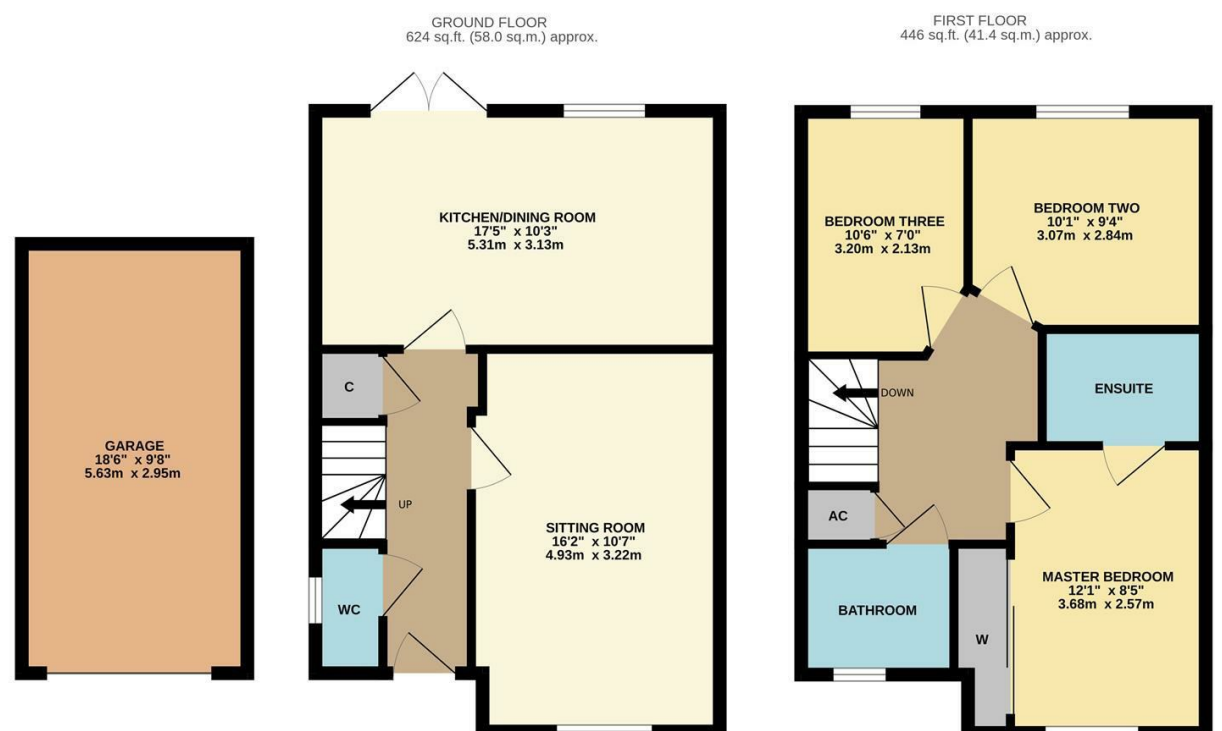
From Chippenham take the A4 to Calne. Turn left at the roundabout on the town outskirts along Greenacres Way. Proceed over the next two roundabouts then take the next right into Stanier Road. At the T junction turn right onto Oxford Road. At the roundabout turn left into Sandpit Road then first right into Hercules Road. Turn right and then Comet Crescent will be found on the right hand side.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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