



Spreckley Road, Calne SN11 8QW

Welcome to

Spreckley Road, Calne

Situated in the sought-after area of Lower Compton, this beautifully presented two-bedroom home enjoys stunning views of the Cherhill Downs and Lansdowne Monument. Offering a lounge/diner, new kitchen, two bedrooms, new bathroom and enclosed rear garden. Ideal for first-time buyers or downsizers.

Entrance Hall

Welcoming entrance hall with stairs leading to the first floor and access to the living/dining room and kitchen. Featuring tiled flooring and an electric heater, this inviting space provides a practical introduction to the home.

Kitchen

Modern fitted kitchen comprising a range of wall and base units with work surfaces over and a stainless-steel sink/drainage with mixer tap. Integrated oven and hob, plumbing for a washing machine, and space for a fridge/freezer. A window with attractive wooden shutters overlooks the front aspect, with tiled flooring completing the room.

Living / Dining Room

Spacious living/dining room with a door leading to the rear garden, flanked by windows to either side allowing plenty of natural light to flow through. Offering ample space for both lounge and dining furniture, the room also benefits from a useful under-stairs storage cupboard and laminate flooring.

Landing

Landing with stairs rising from the entrance hall, providing access to all bedrooms and the family bathroom. The landing also benefits from loft access with a fitted ladder and boarding, offering useful additional storage space, along with an electric radiator.

Bedroom One

Generous main bedroom featuring two windows to the front aspect fitted with attractive café-style wooden shutters - with views to the Cherhill Downs and White Horse, allowing plenty of natural light while maintaining privacy. Offering ample space for bedroom furniture, the room also benefits from a built-in wardrobe and an additional storage cupboard.

Bedroom Two

Situated to the rear of the property, the second bedroom enjoys a pleasant outlook over the garden through a window to the rear aspect. A good-sized room, it offers ample space for bedroom furniture and benefits from a built-in wardrobe providing useful storage.

Bathroom

Family bathroom comprising a low-level W/C, vanity wash hand basin with storage below, and a panelled bath with rainfall shower over and an additional shower attachment. An obscure window to the rear aspect provides natural light, while tiled flooring completes the room.

Front Garden

The front garden is enclosed by metal fencing with a gated entrance and a pathway leading to the front door. Laid predominantly to gravel, it offers plenty of space for attractive potted plants and seasonal displays to add colour and character. The garden also benefits from a useful outdoor storage cupboard.





Rear Garden

The rear garden is enclosed by wooden fencing, offering a good degree of privacy. A small, paved area at the bottom of the garden provides the perfect spot for outdoor seating, while the remainder is laid to lawn with attractive flower borders and a variety of mature trees and shrubs.

Parking

Allocated parking for one vehicle is available within a nearby residents' car park, conveniently located at the end of the road.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Welcome to

Spreckley Road, Calne

- Sought-after Lower Compton Location
- Stunning Views of Cherhill Downs & Lansdowne Monument
- Beautifully Presented Throughout
- Two Generous Bedrooms
- Enclosed Rear Garden Ideal for Outdoor Enjoyment

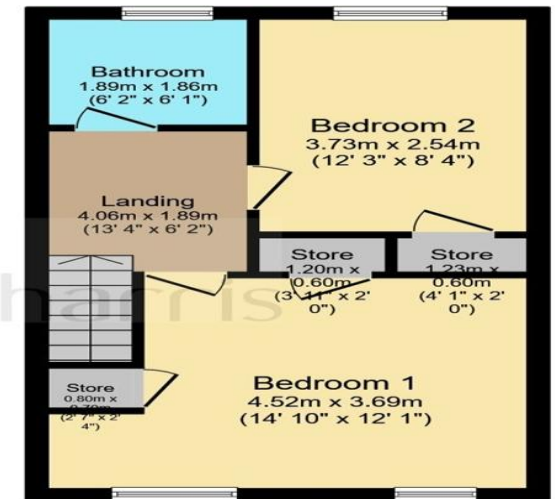
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
CLN110179 - 0002

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