



📍 3 Meadowsweet Drive, Calne, SN11 0UH

🏠 £325,000

A modern and well-presented three bedroom, two bathroom, two reception plus conservatory, detached house, with private and enclosed rear garden, single garage and driveway parking, superbly positioned in a popular residential area to the West of Calne. Offered with No Onward Chain.

- Modern Detached House
- No Onward Chain
- Three Bedrooms
- Two Reception Rooms & Conservatory
- Stylish Fitted Kitchen & Upgraded En-Suite
- Cloakroom, En-Suite & Family Bathroom
- Single Garage & Driveway Parking
- Private, Enclosed Rear Garden
- Popular Residential Area in Calne
- Ideal First Time Home or Downsize Opportunity

🏠 Freehold

🏠 EPC Rating C



A modern three bedroom detached house, offering spacious and well-presented accommodation, superbly positioned within a highly sought after residential area on the popular west side of Calne. Offered with the benefit of No Onward Chain.

The living arrangements can be found over two levels, briefly comprising; entrance hall with cloakroom off, sitting room, dining area opening into the modern and stylish fitted kitchen, and finally conservatory, on the ground level. To the first floor are the three bedrooms, two of which are doubles, including the principal bedroom with en-suite shower room, and finally the family bathroom.

Externally, there is well-proportioned and well-maintained rear garden, which is both private and enclosed. To the side of the house is a single garage, with driveway parking for two vehicles in front.

Situation

The property is pleasantly situated on a popular and established development which is within good access to a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (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. For those with recreational interests there are golf courses at North Wilts and Bowood, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

Property Information

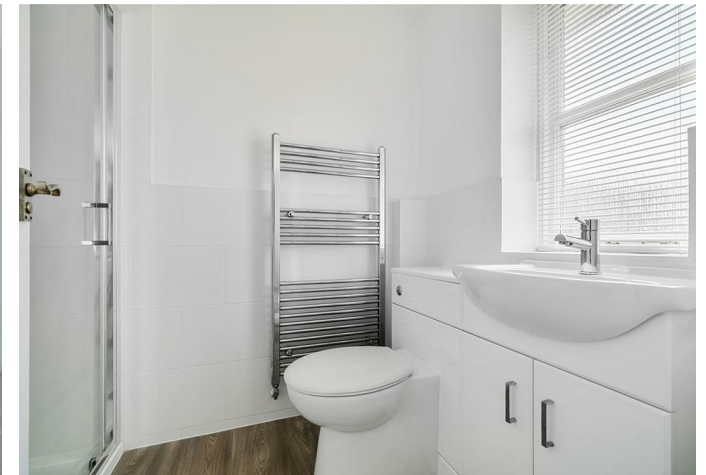
Tenure: Freehold

Council Tax Band: C

EPC Rating: C

Mains Gas, Electricity, Water & Drainage

Gas Central Heating



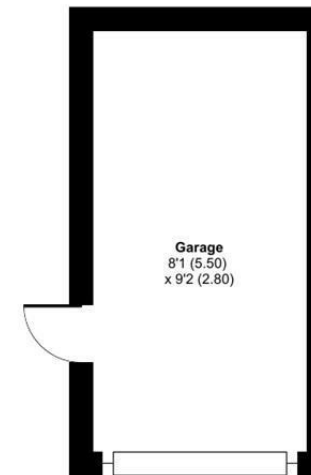
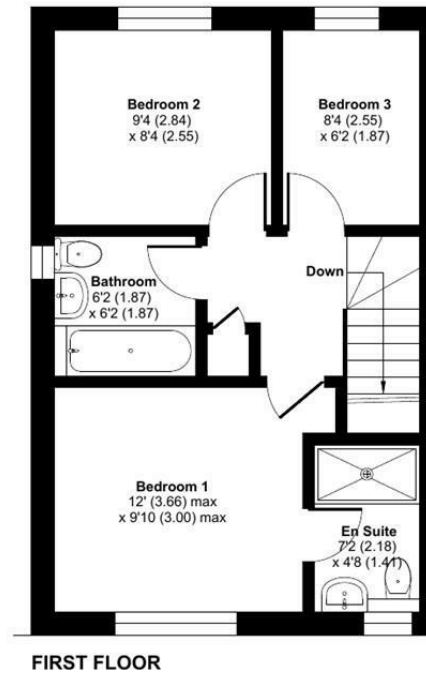
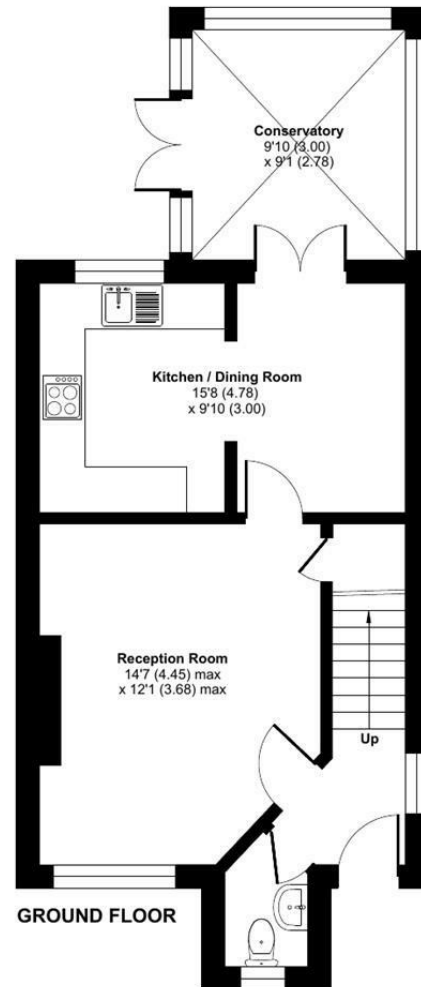
Meadowsweet Drive, Calne, SN11

Approximate Area = 896 sq ft / 83.2 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1062 sq ft / 98.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1469470

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.