

Honeysuckle Close, CALNE SN11 9TE

allen & harris

Welcome to

Honeysuckle Close, CALNE

Situated in the popular Lansdowne Park development in Calne, this three-bedroom semi-detached home offers a re-fitted kitchen, spacious living/dining room, enclosed west-facing garden, garage and driveway parking for two vehicles. An ideal home for families, first-time buyers or downsizers.













Entrance Hall
Entrance to this three-bedroom semi-detached family home, situated on the popular Lansdowne Park development in the thriving Wiltshire market town of Calne, is via the front door leading into a welcoming entrance hall. The hall provides access to the cloakroom, kitchen, and sitting/dining room, with stairs rising to the first floor. Finished with wood flooring, this space offers a practical and inviting introduction to the home.

Cloakroom
A useful ground floor cloakroom, fitted with a low-level W/C and wash hand basin, obscure window to the front aspect. Finished with wood flooring and a radiator, this practical space is ideal for guests and everyday family convenience.

Kitchen
The re-fitted kitchen is fitted with a range of matching wall and base units with work surfaces over, incorporating a stainless-steel sink and drainer with mixer tap. There is space for a slot-in cooker, plumbing for a washing machine, and space for a fridge/freezer. Additional benefits include a wall-mounted boiler, tiled flooring, and a window to the front aspect providing natural light.

Lounge / Diner
The lounge/diner is a spacious and versatile room, offering ample space for both living and dining furniture, making it an ideal space to relax, entertain and enjoy everyday family life. Natural light pours in through the window to the rear aspect, while French doors open directly onto the rear garden. Further benefits include a useful understairs storage cupboard.

Landing
Stairs rise from the entrance hall to the first-floor landing, which provides access to all bedrooms and the family bathroom. Additional features include loft access and a useful airing cupboard housing the hot water tank.

Bedroom One
The main bedroom is a well-proportioned room with a window to the front aspect, allowing for plenty of natural light. Offering ample space for a range of bedroom furniture, this comfortable room is complemented by a radiator and provides an ideal retreat at the end of the day.

Bedroom Two
The second bedroom is another well-proportioned room, featuring a window to the rear aspect that provides plenty of natural light. Offering ample space for bedroom furniture, the room is complemented by a radiator and would suit a range of uses, including a guest bedroom, child's room or home office.

Bedroom Three
Situated to the rear of the property, the third bedroom enjoys a pleasant outlook over the garden through a window to the rear aspect. A versatile room, it would make an ideal children's bedroom, nursery, home office or guest room, and is complemented by a radiator.

Bathroom
The fully tiled family bathroom is fitted with a low-level W/C, wash hand basin and a bath with a power shower over. Additional features include an obscure window to the front aspect, extractor fan, shaver point and a chrome ladder-style heated towel rail, creating a practical and comfortable space for everyday use.

Front Garden
The front garden is enclosed by established hedging, creating an attractive approach and a good degree of privacy. Predominantly laid to lawn with a gravelled border, the garden provides ample opportunity for a variety of shrubs and flowering plants, enhancing both the kerb appeal and outlook from the property.

Rear Garden
The rear garden is fully enclosed by wooden panel fencing, providing a secure and private outdoor space, with gated side access leading to the driveway. A patio area immediately adjacent to the property offers the perfect spot for outdoor dining and garden furniture, while the remainder of the garden is laid to lawn and bordered by gravel, creating an attractive and low-maintenance space to enjoy throughout the year.

Parking
The property benefits from driveway parking situated to the side of the home, providing convenient off-road parking. The driveway leads directly to the garage, offering additional parking, storage, or potential workshop space.

Garage
The garage is equipped with an up-and-over door and benefits from both power and lighting, making it ideal for secure vehicle storage, a workshop, or additional household storage. A practical addition to the property, offering versatility to suit a variety of needs.

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."

Welcome to

Honeysuckle Close, CALNE

- Beautifully Presented Three-Bedroom Semi-Detached Home
- Popular Lansdowne Park Location in Calne
- Stylish Re-Fitted Kitchen Perfect for Modern Living
- Enclosed Garden Ideal for Entertaining
- Garage and Driveway Parking for Two Vehicles

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£300,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CLN110010 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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