



📍 5 Campion Close, Calne, SN11 9QG

🏠 £250,000

A modern three bedroom house, offering spacious and well-presented accommodation, benefitting from a well-proportioned, level rear garden, single garage and driveway parking; superbly positioned in a quiet cul-de-sac near popular schools and amenities.

- Three Bedroom House
- Spacious & Well-Presented
- Three Double Bedrooms
- Modern Kitchen & Well-Appointed Bathroom
- Good Sized Level Garden
- Single Garage & Driveway Parking
- Quiet Cul-De-Sac
- Close to Schools & Amenties

🏠 Freehold

🏠 EPC Rating



A well presented and surprisingly spacious modern home located in a quiet residential cul-de-sac within walking distance of the town centre.

On the ground floor, the kitchen is located to the front of the property, whilst the well proportioned sitting / dining room, with french doors, looks out on to the garden. The property benefits from three large bedrooms due to the property extending over the garage and also has a stylish bathroom with white suite.

There is a driveway and single garage that provides parking for two / three vehicles; whilst to the rear, the garden includes an initial block paved patio area with covered pergola, decked seating area and large lawn.

Situation

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, 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 (65 mins). For those with recreational interests there are golf courses at Chippenham (North Wilts) and Bowood, horse 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

Council Tax Band: C

Freehold

Mains Gas, Electricity, Water & Drainage

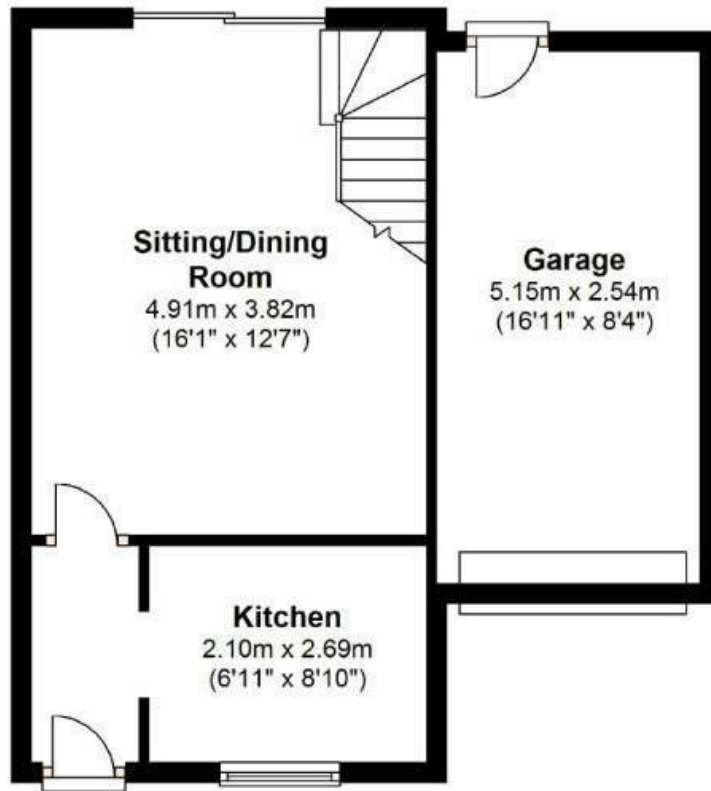
Gas Fired Central Heating

EPC Rating: TBC



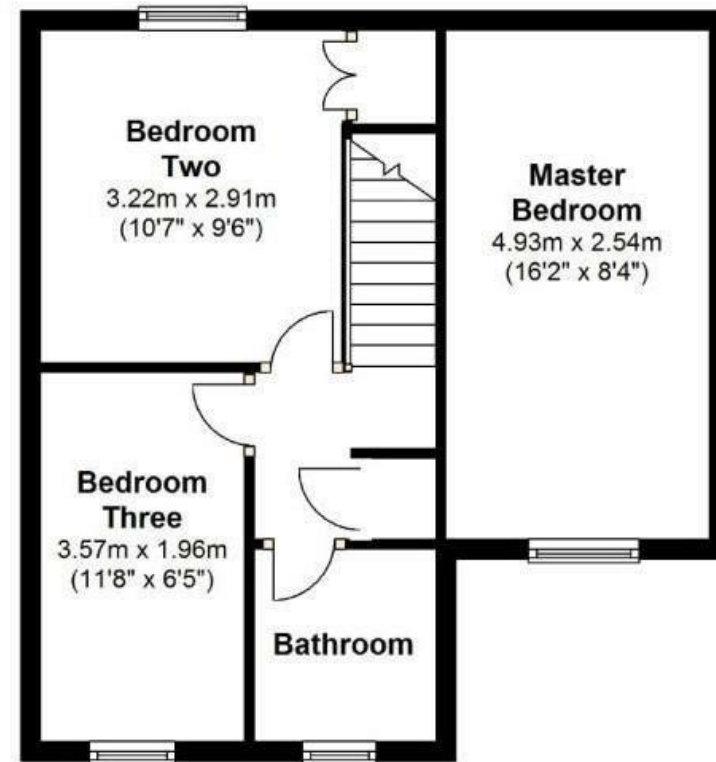
Ground Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 77.4 sq. metres (833.2 sq. feet)

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.