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**Marden Way, Calne**  
Guide Price £425,000

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## Reference; SW0341

Pleasantly situated at the end of a cul de sac within a popular residential development, this beautifully presented four bedroom detached home enjoys a convenient location just a short distance from countryside walks and the town centre's wide range of amenities. The property offers bright, open and well proportioned accommodation throughout, making it ideally suited to a variety of buyers, including growing families seeking additional space. The ground floor briefly comprises an entrance hallway with stairs rising to the first floor, a comfortable lounge featuring a wood burning stove, and a modern kitchen/breakfast room complete with breakfast bar and boiling water tap. There is also a versatile additional reception room, currently used as a home office, a spacious conservatory overlooking the garden, and a downstairs cloakroom. To the first floor are four generously sized bedrooms, including a master bedroom with en-suite shower room, along with a contemporary family bathroom. Outside, the property benefits from a landscaped rear garden with outdoor power & lighting, laid mainly to lawn with patio and composite decked terraces, providing an ideal space for outdoor entertaining. To the front is driveway parking and the added benefit of an EV charging point. An internal viewing is highly recommended to fully appreciate all that this superb home has to offer.

**\*\*\* PLEASE QUOTE REFERENCE; SW0341 \*\*\***

## Property Information

Freehold

Council Tax Band; E

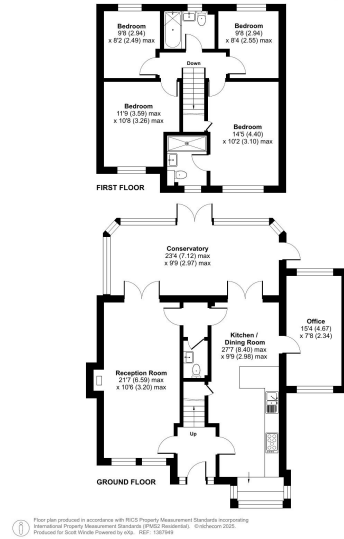
Gas Fired Central Heating

EPC Rating; C



**Marden Way, Calne, SN11**

Approximate Area = 1533 sq ft / 142.4 sq m  
For identification only - Not to scale



- Please Quote Reference SW0341
- Four Bedrooms
- Downstairs Cloakroom, Family Bathroom & En-Suite
- Driveway Parking With EV Charging Point
- Close To Countryside Walks
- Beautifully Presented Detached Family Home
- Kitchen/Breakfast Room, Two Receptions & Large Conservatory
- Landscaped Rear Garden
- Easy Access To Town Centre
- Viewing Highly Recommended



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