

Peregrine Court, Calne, Wiltshire, SN11 9RY

Calne

Offers Over

£250,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Offered for sale with no onward chain, this three-bedroom semi-detached home is situated on the sought-after Lansdowne Park development.

The accommodation comprises a spacious kitchen/dining room, perfect for entertaining, and a bright living room featuring a large storage cupboard and French doors opening onto the rear garden.

Upstairs, the property offers three bedrooms, including a principal bedroom with built-in wardrobes and a modern en-suite shower room, alongside a contemporary family bathroom.

Externally, the home benefits from a landscaped, enclosed, low-maintenance rear garden with gated access leading to a parking area. There is also a single garage with an up-and-over door.

Ideal for buyers seeking a straightforward purchase and the opportunity to personalise a home to their own taste, this property is not to be missed.

Situation -

Peregrine Court is situated within the Lansdowne Park development on the north side of the town.

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill, here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

Viewings - Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

Tenure - Freehold







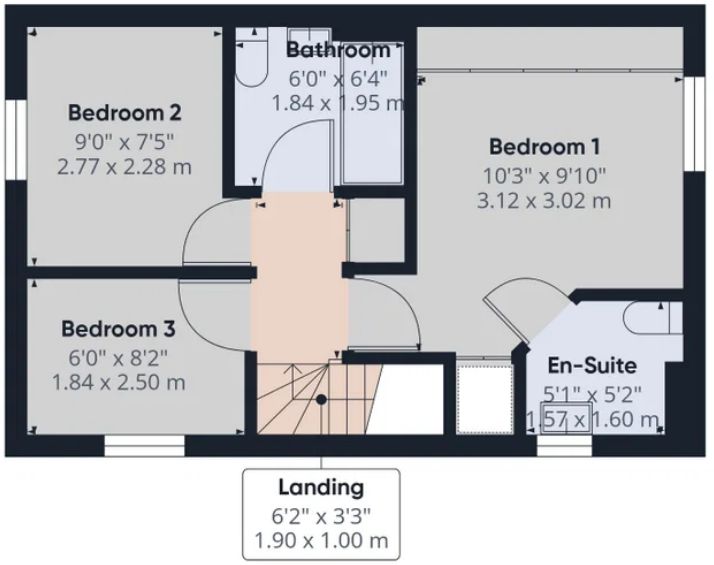








Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Atwell Martin

Approximate total area(1)

826 ft²

76.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Calne Sales

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