





Heron Close, Calne SN11 8PJ

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Welcome to

Heron Close, Calne

Situated in a well-established residential area of Calne, this three-bedroom semi-detached home offers generous living space, front & rear gardens, driveway parking & a garage. Requiring modernisation, it presents an excellent opportunity to create a fantastic family home tailored to your own taste.

Entrance Porch
The entrance to this three-bedroom semi-detached family home is via a front door leading into a welcoming entrance porch. The porch benefits from an obscure window to the front aspect, providing natural light while maintaining privacy, along with space for outdoor wear and shoe storage. A further door leads through to the entrance hall.

Entrance Hall
Stairs rise to the first floor, while a door provides access to the spacious open-plan lounge, dining area and kitchen, creating a practical and sociable living space ideal for modern family life.

Living / Dining / Kitchen
A generous lounge/dining room enjoying a dual-aspect outlook, with a window to the front and sliding patio doors to the rear providing access to the garden. The room offers ample space for both lounge and dining furniture, creating a versatile living and entertaining area ideal for modern family life.

The kitchen is open plan to the dining area and is fitted with a range of wall and base units with work surfaces over. Features include a stainless steel one and a half bowl sink/drainer with mixer tap, plumbing for both a washing machine and dishwasher, space for a fridge/freezer, and space for a slot-in cooker with extractor hood above. The kitchen also benefits from a useful pantry cupboard, tiled flooring, and the controls for the warm air heating system. The boiler is located within the kitchen, and the vendor has advised that it was serviced within the last two months.

Landing
Landing with stairs rising from the entrance hall and a window to the side aspect providing natural light. Doors lead to all three bedrooms and the family bathroom. The landing also benefits from a useful airing cupboard and access to the loft space, which is fitted with a ladder and boarding for additional storage.

Bedroom One
A generous principal bedroom with a window to the front aspect, allowing plenty of natural light. The room offers ample space for a double bed together with a range of additional bedroom furniture, creating a comfortable and practical retreat.

Bedroom Two
Another generous double bedroom situated to the rear of the property, enjoying views over the garden through a window to the rear aspect. The room offers ample space for a double bed and additional furniture, and benefits from a range of triple built-in wardrobes with mirrored sliding doors, providing excellent storage.

Bedroom Three
The third bedroom is a versatile space that would make an ideal child's bedroom, nursery, or home office. A window to the front aspect provides natural light, while a built-in storage cupboard offers practical storage solutions. The room is further enhanced by laminate flooring for a modern and low-maintenance finish.









Bathroom
The family bathroom is fitted with a low-level WC, wash hand basin set within a range of built-in storage units, and a panel-enclosed bath with shower and glazed shower screen over. The room benefits from extensive fitted cupboards providing excellent storage, tiled walls, a heated towel rail, and an obscure window allowing for natural light and ventilation.

Front
The property is approached via a driveway providing off-road parking and access to the garage. The attractive front garden is predominantly laid to lawn and complemented by a variety of mature shrubs, bushes and small trees, creating a pleasant outlook and enhancing the property's kerb appeal. A pathway leads to the front door, with well-established planting adding colour and interest throughout the seasons.

Rear Garden
The enclosed rear garden offers a wonderful opportunity to create a private outdoor space tailored to your own tastes. Predominantly laid to lawn, the garden is bordered by a variety of mature shrubs and established planting, providing a pleasant green backdrop. A pathway leads through the garden to the rear, while fencing and wall boundaries enhance privacy. The garden also benefits from access to the garage, making it both practical and versatile for family life and outdoor enjoyment.

Garage
The garage is accessed via an up-and-over door to the front and benefits from a personal door providing convenient access to the rear garden. A window to the rear aspect allows natural light into the space, making it ideal for storage, a workshop, or secure parking.

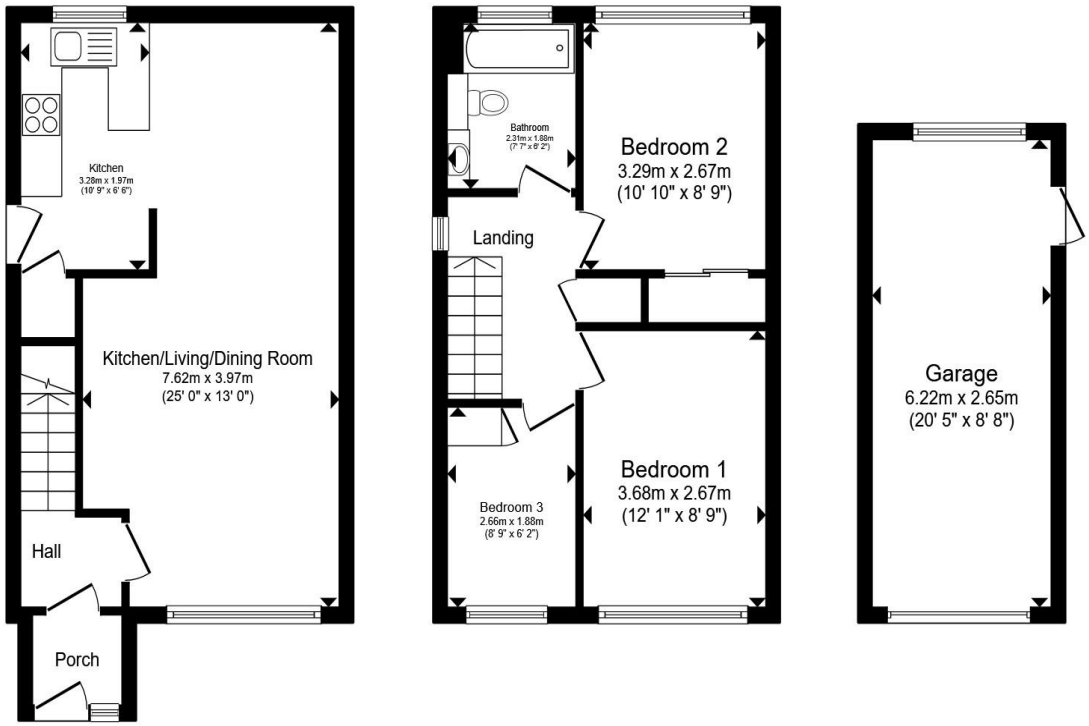
Welcome to

Heron Close, Calne

- Sought-After Residential Location
- Generous Family Accommodation
- Driveway Parking & Garage
- Front & Rear Gardens
- Exciting Potential to Enhance & Modernise

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

£260,000



Total floor area 90.3 m² (972 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
CLN110182 - 0003

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