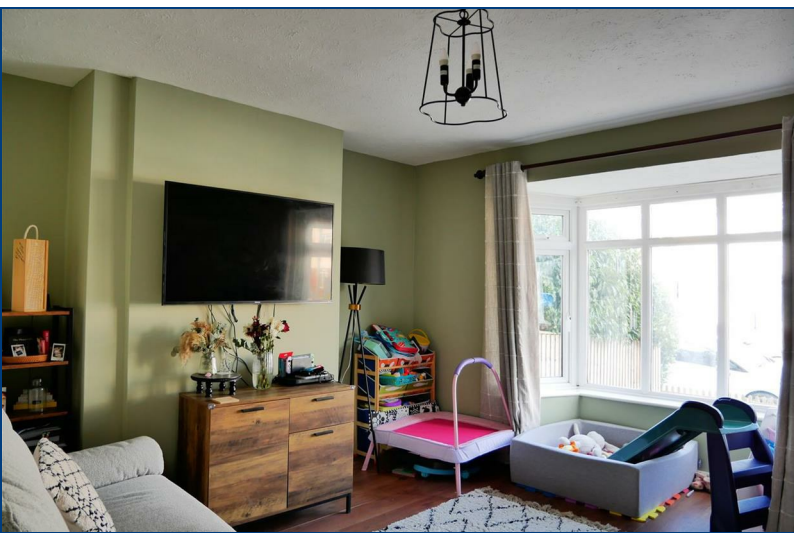


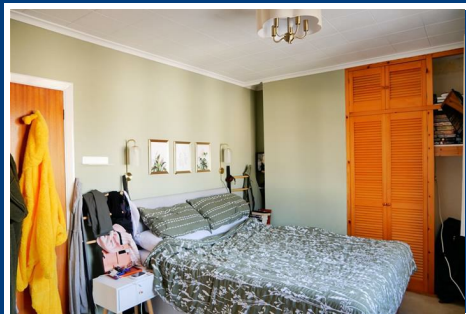


Lansdowne Close, Calne
£240,000



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ACCESS & AREAS CLOSE BY

To the north the by-pass offers routes westerly to Chippenham, Bath, and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. To the east along the A4 you pass Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. A brief description of the home is as follows:

LOCATION

The home is placed on a residential estate to the north of Calne centre. Within walking distance is a local primary school, medical centre, pharmacy, leisure centre and a Tesco Express supermarket. The facilities of Calne centre and the new Tesco Superstore are also within easy reach and a flat walk away.

THE HOME

Outlined as follows:

ENTRANCE HALL

4'3" x 2'9" (1.30 x 0.84)

Upon entering the home you come to the entrance where stairs give access up to the first floor accommodation and a door opens into the living room.

LIVING ROOM

14'6" x 12'2" (4.42 x 3.71)

A bright and spacious living room with a bay window looking out over the front of the home. Space allows for multiple sofas and display furniture. A door opens to storage beneath the stairs and a further door leads through to the dining kitchen. Freshly decorated and newly fitted wood composite flooring.

DINING KITCHEN

15'2" x 8'6" (4.62 x 2.59)

The dining kitchen has been fitted with a selection of wall and base cabinets. Space and plumbing allow for a washing machine, fridge freezer, and a cooker. Beneath a window that looks out over the rear garden is a sink with a drainer. Doors open to two store rooms and the inner hall. Tiled finishings. Finished with wood composite flooring.

TWO DEEP STORE CUPBOARDS

The first door opens to a storage cupboard which could be utilised for further kitchen storage or hanging space for outdoor wear. The second storage cupboard houses the boiler and a window looks out over the side of the home. This storage room also has the benefit of having power.

INNER HALL

Following on from the kitchen you come to an inner hall. Doors lead to a cloakroom and the formal dining room. A glass panel door opens out to the rear garden of the home.

CLOAKROOM

4'0" x 3'8" (1.22 x 1.12)

With a window opening out to the side of the home, the cloakroom consists of a wall-hung wash basin and a water closet.

FURTHER RECEPTION ROOM

15'2" x 8'6" (4.62 x 2.59)

Complementing the home is this spacious dining room. This room could be utilised in many ways to suit new buyers. The room has multiple windows looking out over the rear garden of the home, allowing the room to be filled with natural light. Finished with recently fitted wood composite flooring.

FIRST FLOOR LANDING

With a window looking out over the side of the home, doors open to both bedrooms and the family bathroom. A further door opens to a deep store cupboard.

MASTER BEDROOM

13'6" x 8'10" (4.11 x 2.69)

With two windows looking out over the front of the home, the master bedroom can accommodate a double bed, bedside tables, and further bedroom furniture. The bedroom also benefits from having built-in wardrobes and storage. Finished with recently fitted carpet.

BEDROOM TWO

11'10" x 8'4" (3.61 x 2.54)

A double bedroom is positioned at the back of the home with a window enjoying views of the rear garden. Space allows for a double bed, bedside tables, and further bedroom furniture. Finished with recently fitted carpet.

FOUR PIECE FAMILY BATHROOM

8'8" x 6'11" (2.64 x 2.11)

The spacious family bathroom consists of a shower cubical, bath, wall-hung sink and a water closet.

There are tiled finishes and a window with privacy glass opens out over the rear of the home.

EXTERIOR

Outlined as follows:

FRONT GARDEN

An easy maintenance front garden, which is laid to gravel with a picket fence to the boundary. A path leads to the front door and side gate to the rear garden.

REAR GARDEN

A fantastic sized, southerly exposed rear garden. Adjacent to the home is a hard-standing area that is under cover. The majority of the garden is laid to lawn with ornamental planting. A path leads to the bottom of the garden. In the middle of the garden is a raised decked area, creating a great space for lounging or dining furniture. A gate allows access to the front of the home.

NOTE

Council Tax Band - B



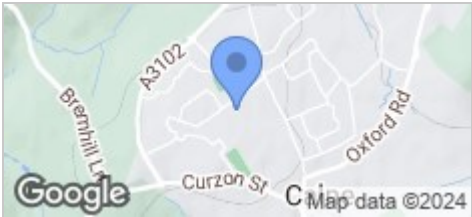
Road Map



Hybrid Map



Terrain Map



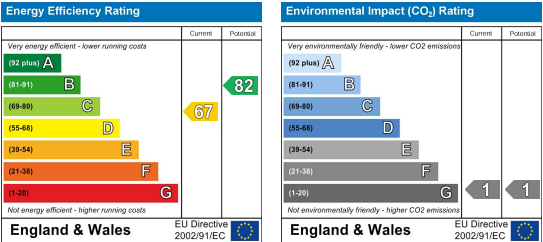
Floor Plan



Viewing

Please contact our Calne Office on 01249 821110 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.