



**Ebor Paddock, Calne**  
**£318,500**





**NO CHAIN!** Placed south of Calne, in a quiet cul-de-sac, close to countryside walks, schools and a post office, is this three bedroom semi-detached home. Internally on the ground floor, the home has an entrance hall, living room with fireplace, dining room, kitchen and a conservatory which leads out to the rear garden. To the first floor there are three bedrooms with two of them being doubles and a family bathroom. Externally the home offers a fantastic sized rear garden, front garden, driveway, garage lean-to and a 18'5 x 8'5 garage. Gas central heating and double glazed.



## ACCESS & AREAS CLOSE BY

The home is placed in the Quemerford area of Calne close to some of the most beautiful countryside Wiltshire has to offer. The home is a gentle walk to multiple schools and amenities. Close by is the old water mill that features a mill leat. As you travel east you pass Cherhill White Horse, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne that is steeped in history and the home of Wiltshire Ham plus the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound.

## THE HOME

Outlined as follows:

### ENTRANCE HALL

**5' x 4'8 (1.52m x 1.42m)**

Upon entering the home, via a glass decorative glass panelled door is an entrance hall, where stairs rise up to the first floor accommodation and a door opens through to the living room. A window opens out over the side of the home.

### LIVING ROOM

**14'11 x 11'7 (4.55m x 3.53m)**

Following on from the entrance hall you come to the living room, from here an archway leads through to the dining room and a door opens to the kitchen. Space allows for sofas and display furniture around a stone fireplace with mantel. A window enjoys views out over the front of the home and a door opens to storage beneath the stairs.

### DINING ROOM

**9'5 x 7'4 (2.87m x 2.24m)**

Space allows for a generous dining room table, chairs and display furniture. A window looks into the conservatory.

### KITCHEN

**9'4 x 6'10 (2.84m x 2.08m)**

The kitchen comprises of a range of wall and base

cabinets. Inset to the work surfaces is a stainless-steel sink with drainer. Space and plumbing allow for a free-standing cooker and under counter fridge. A glass paneled door and window open out to the conservatory. Tiled finishes.

### CONSERVATORY

**11'9 x 8'5 (3.58m x 2.57m)**

Expanding the living space of the home, is a conservatory, which enjoys views out over the rear garden. Space allows for lounging and display furniture. French doors open out to the rear garden. Tiled flooring.

### FIRST FLOOR LANDING

From here, doors open to all three of the bedrooms and the family bathroom. A window looks out over the side of the home, filling the landing with natural light. A further door opens to an airing cupboard.

### MASTER BEDROOM

**12'9 x 8'7 (3.89m x 2.62m)**

With a window enjoying views out over the rear garden is the master bedroom, space allows for a double bed, bedside tables and further bedroom furniture. A door opens to hanging space.

### BEDROOM TWO

**9'5 x 8'7 (2.87m x 2.62m)**

Also benefitting from having hanging space is bedroom two. This room can accommodate a double bed and further bedroom furniture. A window looks out over the front of the home.

### BEDROOM THREE

**6'5 x 5'10 (1.96m x 1.78m)**

Bedroom three can accommodate a single bed and further bedroom furniture, this room would also make an ideal home office. A window looks out over the front of the home.

## FAMILY BATHROOM

**6'1 x 6'1 (1.85m x 1.85m)**

A white bathroom suite, consisting of a panel enclosed bath with shower mixer taps over, pedestal wash basin and a water closet. A window with privacy glass opens out over the rear garden of the home. Tiled finishes.

## EXTERNAL

Outlined as follows:

### FRONT GARDEN

To the front of the home is a lawned garden.

### REAR GARDEN

The garden is fully enclosed and is of a great size. Adjacent from the conservatory, is a patio, where steps rise up to a further patio area, ideal for lounging and dining furniture. The rest of the garden is laid to lawn, planted with shrubs and bushes. At the bottom of the garden is a shed and green house. A pedestrian door leads to garage lean-to.

### GARAGE

**18'5 x 8'5 (5.61m x 2.57m)**

Accessed via electric roller doors from the front of the home, or by a pedestrian door via the garage lean-to is the garage. Space and plumbing allow for a washing machine and tumble dryer. Here is where the boiler is located.

### GARAGE LEAN-TO

**7'7 x 7'3 (2.31m x 2.21m)**

The garage lean-to offers extra storage for garden equipment and furniture. A door leads through to the garage and back out to the garden.

## PARKING

To the front of the home is a large driveway, allowing parking for multiple vehicles.

## COUNCIL TAX BAND - C

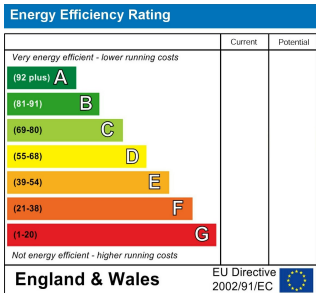












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