



Minnow Close, Calne
£265,000

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NO ONWARD CHAIN! A well-presented three-bedroom home, tucked away in a quiet position within the popular residential area of Lansdowne Park. Ideally located close to Calne town centre, the property offers convenient access to local commuting routes, amenities, and schools.

The first floor comprises three bedrooms, two of which are generous doubles, along with a family bathroom. On the ground floor, the accommodation includes an entrance hall, a guest cloakroom, a comfortable living room, a fitted kitchen, and a separate dining room. Externally, the property benefits from an easy-maintenance rear garden featuring a pergola and decked area, perfect for al fresco entertaining. To the front of the home, there is a private parking space.



Location

The home is placed on a residential development to the north of Calne centre. Within walking distance is a local primary school, medical centre, 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

Positioned in a tucked away part of Lansdowne Park, the home is outlined in further detail as follows:

Entrance Hall

Upon entering the home, you are welcomed into an entrance hall with a door leading to the guest cloakroom, along with space for the storage of coats and outdoor wear.

Cloakroom

Comprising a water closet and a wash basin.

Living Room

16'3" max x 15'5" max)

A spacious and inviting living room, offering ample space for multiple sofas and display furniture. Double doors lead seamlessly into the dining room, while stairs ascend to the first-floor accommodation. A convenient storage cupboard provides additional practical space.

Dining Room

9'4" x 8'2"

The dining room allows for a table and chairs located next to the kitchen, creating a seamless flow between cooking and dining areas. Patio doors open out to the rear garden, leading onto the pergola and decking area, creating the perfect space for outdoor entertaining.

Kitchen

9'3" x 6'10"

A fitted kitchen with wall and floor cabinetry with splash back. Space for ---- appliances. A sink under the window that views over the garden

First Floor Landing

Upstairs, the landing features a good-sized airing cupboard, housing the wall-mounted combi boiler and loft access. Doors open to all three bedrooms and the family bathroom. There is loft access, the loft is boarded and there is a pull down ladder.

Bedroom One

13'5" x 8'7"

A spacious main bedroom, offering ample room for a king-size bed and additional storage furniture. A window opens to the front of the home.

Bedroom Two

12'0" x 8'7"

With a window opening over the rear garden, the space allows for a double bed and further furniture.

Bedroom Three

8'10" x 6'5"

Also, with a window opening over the rear garden, bedroom three can also accommodate a good amount of furniture. Ideal as a generous single bedroom or study.

Bathroom

To complement the three bedrooms is the family bathroom, which features a panelled bath with mixer tap and overhead shower, a pedestal wash basin, tiled surrounds, and a radiator.

Externals

Outlined in further detail:

Garden

A low-maintenance, fully enclosed garden with a convenient rear access gate. From the patio doors, you step onto a decked area beneath a charming pergola adorned with mature wisteria, creating an inviting space for alfresco entertaining. The garden provides plenty of opportunities for potted plants, herb gardens, or seasonal blooms, making it perfect for those who enjoy outdoor living without extensive upkeep.

Parking

Parking is located in front of the property for one vehicle.

Calne

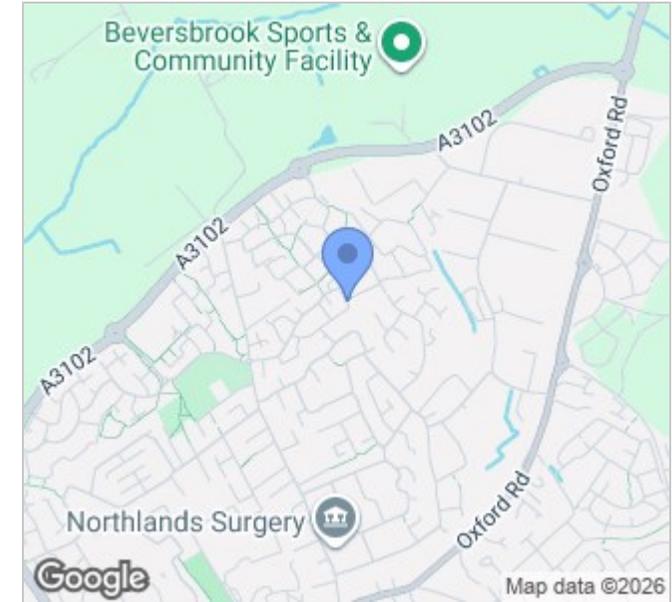
Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets, and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and Dental surgeries with three leisure centers with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.



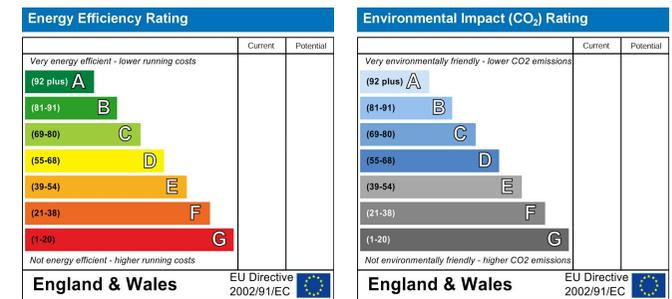
Floor Plans



Area Map



Energy Performance Graph



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