



Ernle Road, Calne
£280,000



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Offered for sale with NO CHAIN! This spacious and well-proportioned four-bedroom semi-detached home is ideally situated in a quiet cul-de-sac within easy walking distance of the town centre and local amenities. The property offers versatile accommodation throughout, including an entrance hall, a comfortable living room with wood-burning stove, a well-appointed kitchen, utility/storage room, and a large conservatory overlooking the rear garden.

Upstairs, there are four good-sized bedrooms, including two generous doubles, along with a modern, fully tiled shower room. Externally, the property benefits from a large, level rear garden mainly laid to lawn, a useful workshop, and a brick-paved frontage providing off-road parking. A great family home with further potential!



The Home

Outlined in further detail as follows:

Entrance Hall

A large hallway with a useful storage cupboard. Doors open to the living room and utility storage room. Tiled flooring.

Living Room

12 x 11'3

A cosy living room centered around a feature wood-burning stove. There is a large window to the front of the home, filling the room with natural light. Stairs rise to the first floor. Concertina doors open to the kitchen/dining room.

Kitchen Dining Area

Fitted with a range of matching wall and base wooden cabinets complemented by quartz worktops, the kitchen also features a freestanding cooker with a gas hob and matching extractor hood. A central island provides additional storage and workspace.

The kitchen is open to the conservatory, creating a bright and sociable space with ample room for a dining table and chairs.

Utility/ Store

Situated just off the kitchen with a glass paneled door, this area offers additional work surfaces and features a Belfast sink positioned beneath a window overlooking the garden. There is space and plumbing for a washing machine, along with provision for a slimline dishwasher. A wall-mounted boiler is neatly located in the corner.

The adjoining storage area provides space for a large freestanding fridge/freezer, along with ample additional storage. Tiled flooring.

Conservatory

An impressive size with a vaulted roof, enjoying views over the rear garden. Open to the kitchen, the space allows natural areas for a dining table, sofas, and other furniture. There are fitted heaters, laminated wood flooring, and French doors opening into the garden.

First Floor Landing

Doors open to all four bedrooms and the shower room. Loft access.

Bedroom One

12 x 11'3

A generous master bedroom, space allows for a king-size bed and bedroom furniture. There is also a built in cupboard for extra storage.

Shower Room

A modern shower suite featuring a fully tiled walk-in shower with a sleek glass screen. The space also includes a concealed cistern WC and a vanity wash basin, complemented by an additional side cupboard for extra storage.

Bedroom Two

12 x 8'1

A double bedroom with space that allows for further furniture. The room benefits from a built-in cupboard.

Bedroom Three

9'11 x 7'10

A generous single bedroom positioned at the rear of the property with a window opening over the garden.

Bedroom Four

9'3 x 7'1

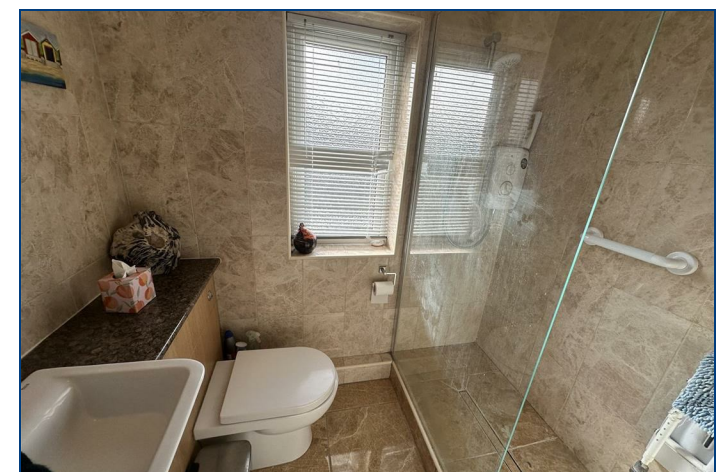
A single bedroom that can also accommodate further storage furniture. A window opens over the rear garden.

Garden

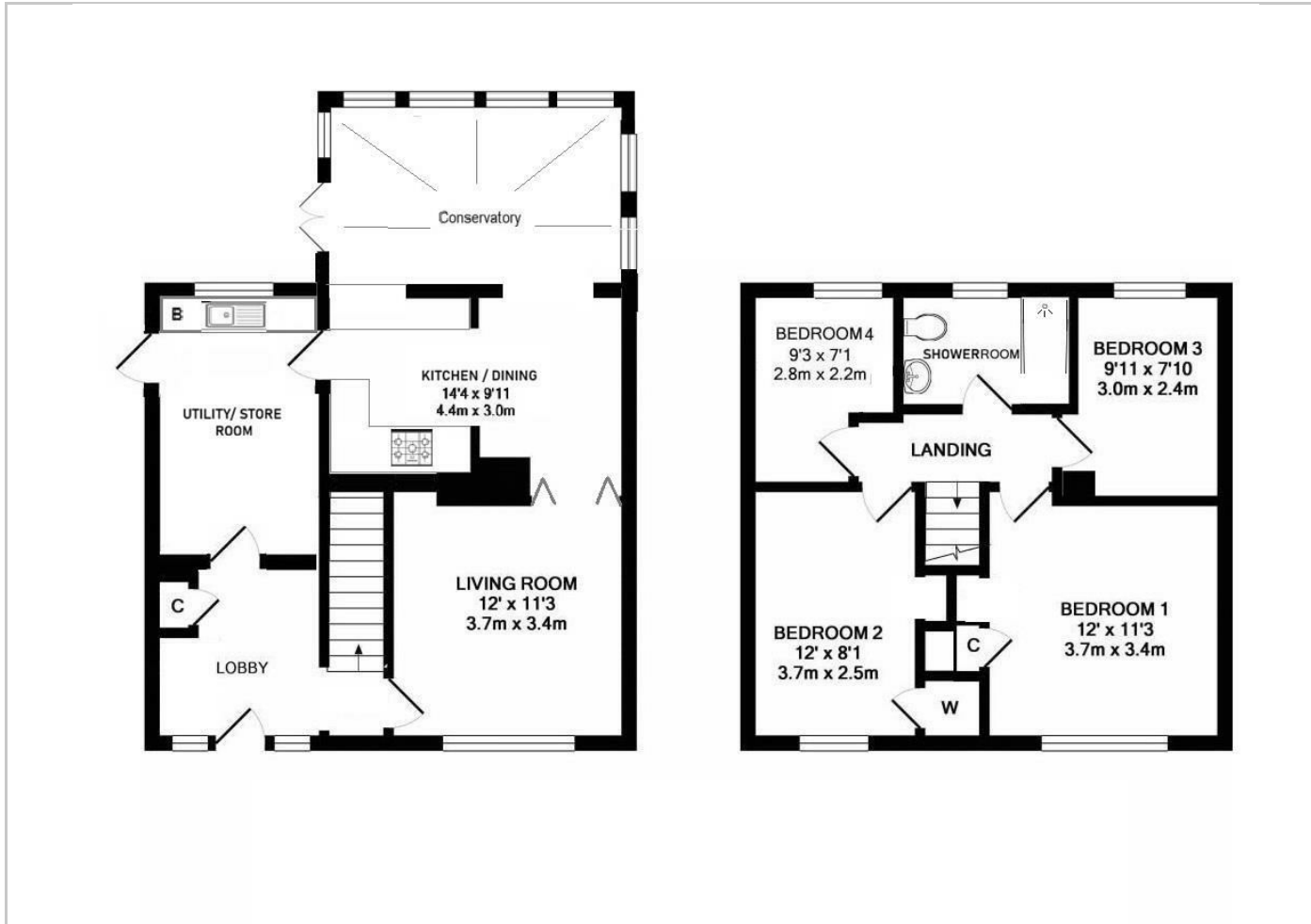
The home benefits from a large rear garden laid to lawn in the majority. Fully enclosed at the rear of the garden is a large workshop/shed. Mature Trees and shrubs to the borders.

Parking & Side Access

Parking is located at the front of the property with a brick paved driveway and there is gated side access to the garden.



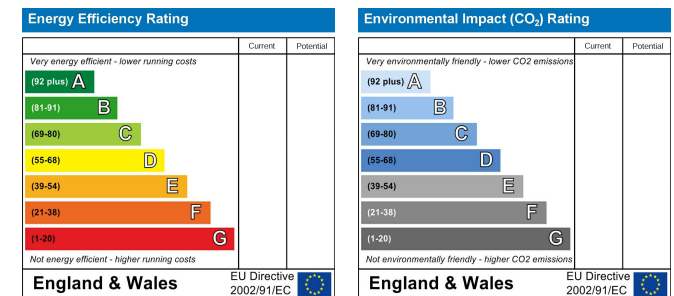
Floor Plans



Area Map



Energy Performance Graph



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