



**Blackford Drive, Calne**  
**£270,000**

## Blackford Drive, Calne £270,000

This semi-detached home offers two spacious double bedrooms, an enclosed rear garden, and off-road parking for two vehicles. The accommodation comprises an entrance hall, a generous living room leading through to a well-appointed kitchen with integrated appliances, a spacious guest cloakroom, and a rear lobby. Upstairs, the property offers two excellent double bedrooms, including a principal bedroom with an en-suite shower room, along with a contemporary family bathroom. Externally, the landscaped rear garden has been thoughtfully designed for outdoor entertaining, featuring a decking area and wide gated side access. To the front, the property benefits from two allocated parking spaces. Situated within the highly desirable Stoke Meadow development, the property is close to the town's amenities and schools while remaining just moments from the stunning Wiltshire countryside.



## The Home

Located on the Stoke Meadow development built by Messrs CG Fry. Built in recent times and with 5 years remaining on the NHBC.

## Entrance Hall

A welcoming entrance hall with space for hanging outdoor wear. A door opens to the living room. Stairs rise to the first floor.

## Living Room

13'10" x 11'5"

A bright and airy space, with plenty of space for a large sofa and display furniture. There is grey wood-effect flooring, a window to front and an under-stairs storage cupboard with power. Open to the dining kitchen.

## Kitchen Dining

11'1" x 10'2"

The well-equipped kitchen features a range of integrated appliances, including a fridge and freezer, dishwasher, washing machine, electric oven and grill, together with a four-ring gas hob and cooker hood over. Finished with grey subway tiling, tiled flooring and spotlighting. The wall-mounted boiler is discreetly positioned in a wall cupboard. There is ample space for a dining table and chairs. A door opens to the rear lobby.

## Rear Lobby

6'9" x 4'9"

Door to guest cloakroom, radiator, tiled flooring, door to rear garden.

## Guest Cloakroom

Fitted suite comprising water closet, pedestal wash hand basin, tiled surrounds, tiled flooring.

## First Floor Landing

The first-floor landing features a balustrade staircase with doors leading to both bedrooms and the family bathroom. There is also access to the loft, which benefits from a fitted ladder, boarding, and lighting.

## Bedroom One

14'7" x 8'11"

A generous principal bedroom benefitting from a modern en-suite and a bank of quality fitted wardrobes as well as a deep built-in cupboard. A window opens over the rear garden. Grey wood effect flooring.

## En-suite

Fitted suite comprising water closet, wall-mounted wash hand basin, fully tiled shower cubicle, tiled surrounds, chrome radiator, vinyl flooring.

## Bedroom Two

14'7" x 8'2"

Positioned at the front of the home, the second double bedroom also benefits from a quality sliding-door wardrobe and a built-in cupboard. Finished with stylish grey wood-effect flooring.

## Family Bathroom

A modern fitted suite comprising 'P' shaped bath with shower over and a glass shower screen, wall mounted wash basin and water closet. Finishes include tiled surrounds, chrome radiator, and vinyl flooring. A privacy window to the side.

## Externals

Outlined in further detail

## Rear Garden

The landscaped rear garden has been designed to provide a wonderful decking area adjoining the rear of the home, ideal for entertaining, complete with feature built-in lighting and a pergola over. Stepping down there is a lawn area ideal for recreation and a large timber shed with power for storage. The home benefits from a private side access with a secure gate.

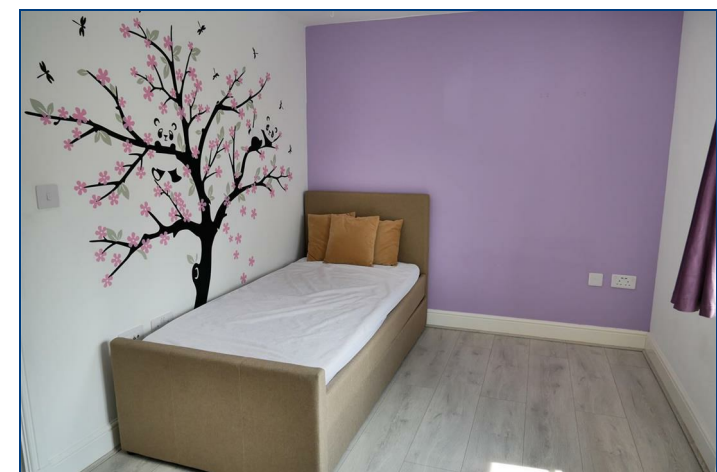
## Property Information

Freehold with an estate charge - circa £181.26 last annual payment.

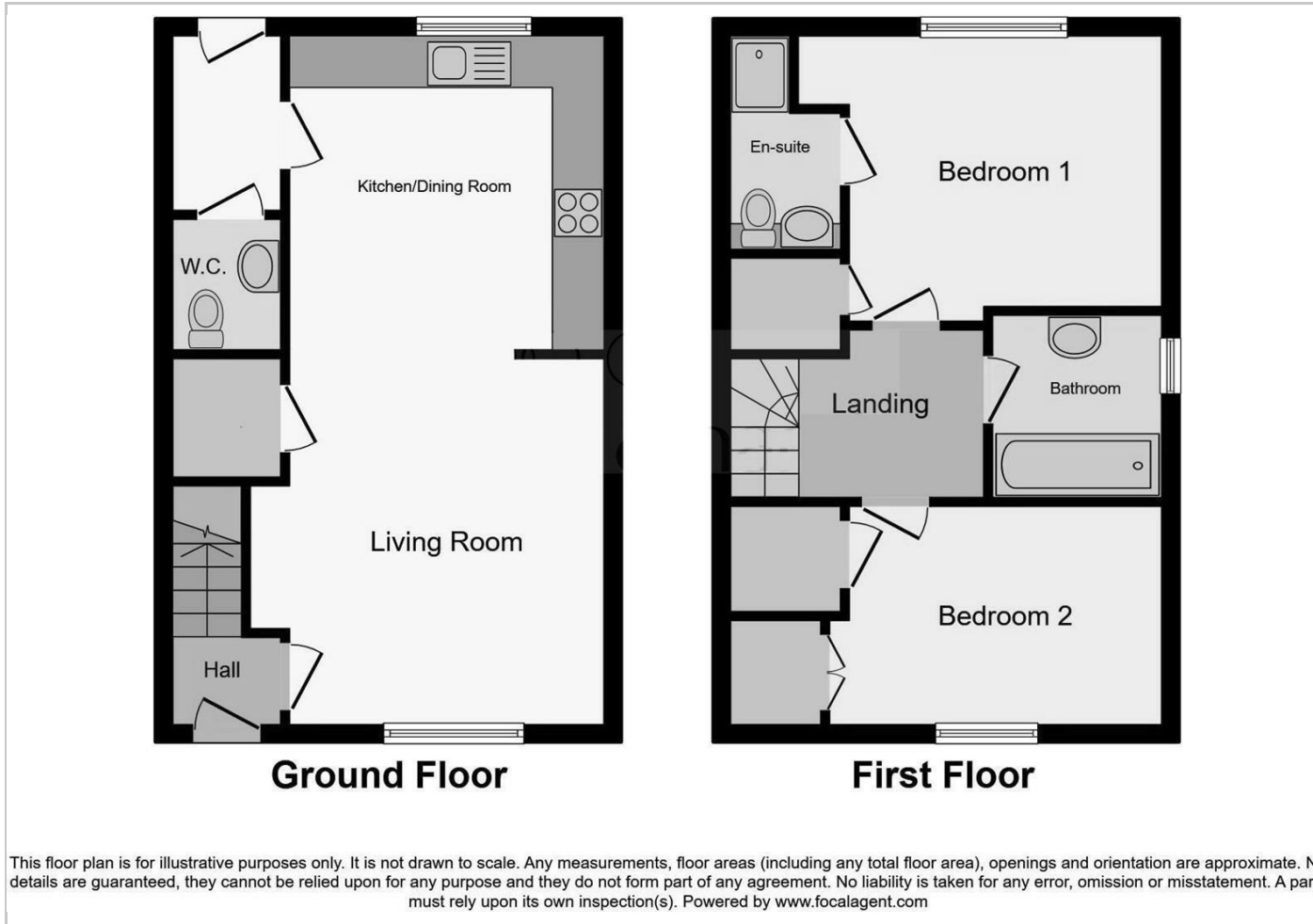
Council Tax Band - B

All mains services are connected

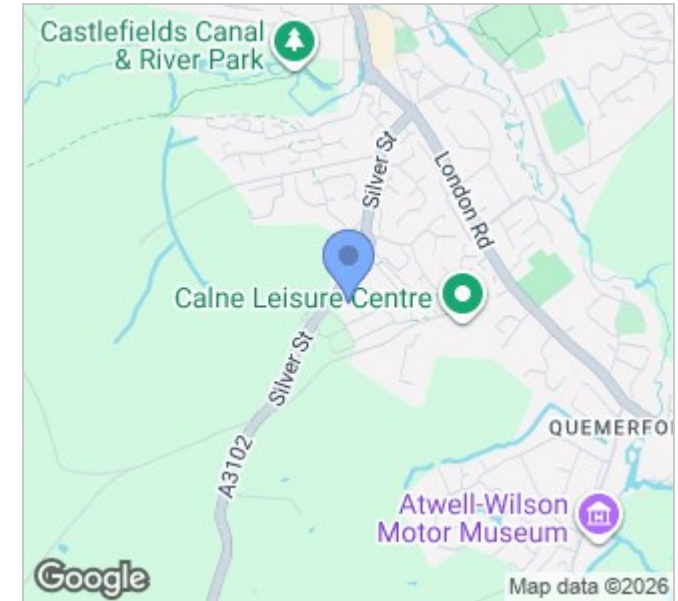
Gas central heating / Double Glazing



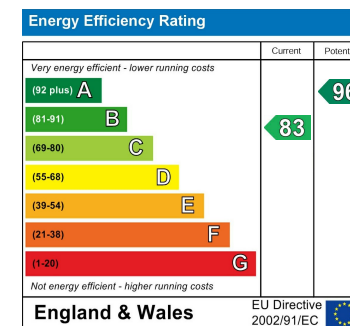
## Floor Plans



## Area Map



## Energy Performance Graph



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