







25 Dakota Drive, Calne, SN11 8FX

£290,000

A well presented three bedroom modern semi detached house. The property is located on the outskirts of Calne which offers a good range of amenities. The accommodation on offer briefly comprises: hallway, cloakroom, living room, kitchen / diner, conservatory. To the first floor there are three bedrooms and bathroom, the main bedroom features an en suite. To the rear of the property there is an enclosed garden laid mainly to lawn and to the side there is a driveway and a single garage. The garage has over eaves storage, power and light.

Hall
Front door leads into hall, stair case and radiator.

Cloakroom
Double glazed window, W.C, hand basin, radiator.

Living Room 16'1" x 10'5" (4.90m x 3.18m)



Double glazed window, radiator.

Modern Kitchen / Diner 16'1" x 10'05" (4.90m x 3.18m)



Double glazed window, double glazed doors to conservatory, work tops with a range of cupboards and drawers, inset sink unit, inset gas hob with cooker hood, fitted electric oven, integrated dishwasher, space for fridge/freezer, plumbing and space for washing machine, under stairs cupboard, gas boiler.



Conservatory 8'2" x 7'2" (2.49m x 2.18m)



Double glazed conservatory, door to garden, under floor heating.

Landing
Access to loft, built in cupboard housing hot tank.

Bedroom One 13'4" x 13'2" max (4.06m x 4.01m max)



Double glazed window, radiator, door to en suite.

En Suite

Double glazed window, shower cubicle, hand basin with vanity unit, W.C, radiator.

Bedroom Two 9'4" x 9'2" max (2.84m x 2.79m max)



Double glazed window, radiator.

Bedroom Three 8'6" x 6'7" (2.59m x 2.01m)



Double glazed window, radiator.

Bathroom



Double glazed window, panelled bath with mixer/spray shower, W.C, hand basin with vanity unit, radiator.

Outside

Garden



To the rear there is an enclosed garden laid mainly to lawn with patio area.



Garage 19'10" x 10'05" (6.05m x 3.18m)
Up and over door, storage space over rafters, power and light, personal door.

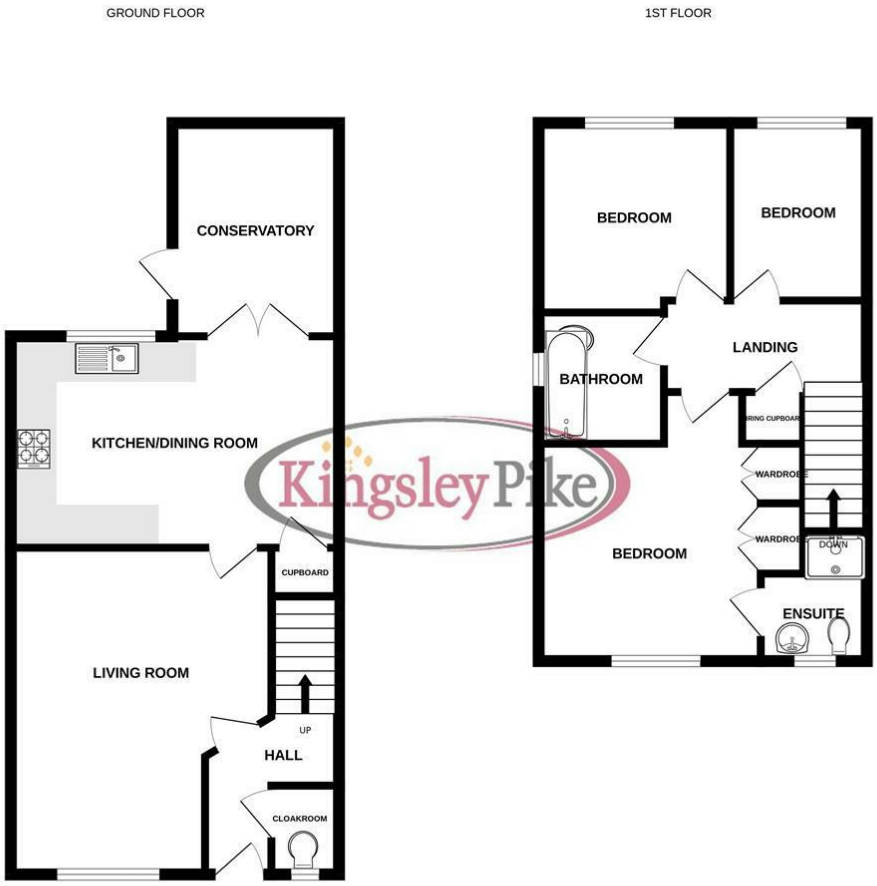
Driveway
Driveway providing off road parking

Tenure
GOV.UK advise Freehold.

Council Tax Band
GOV.UK advise band C.

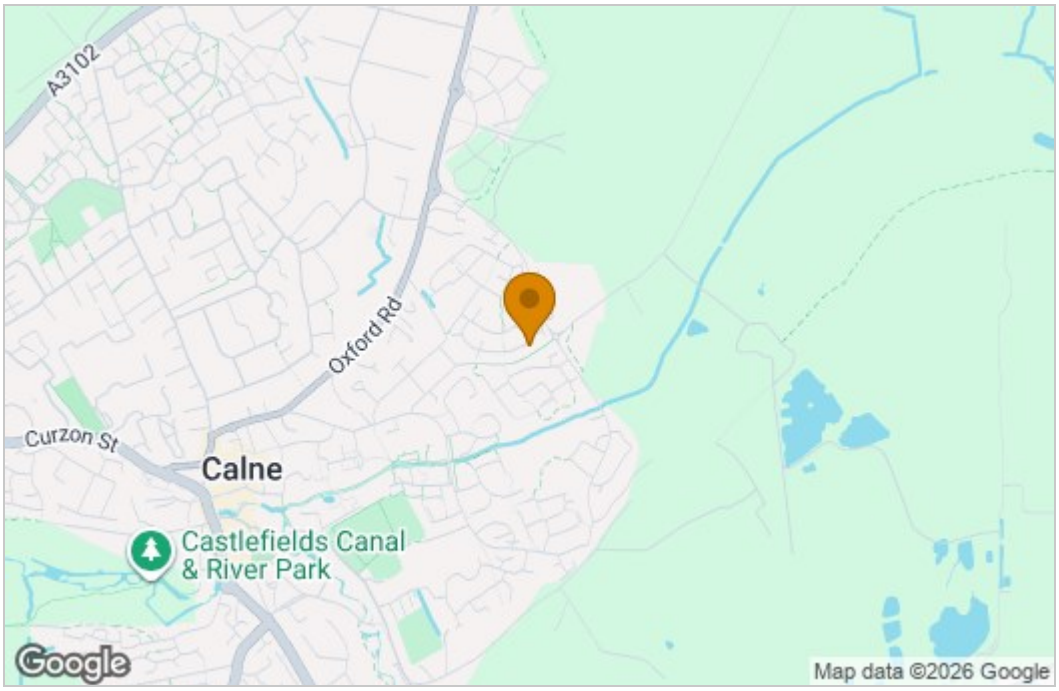
Development Charge
Approx £80 / Quarter

Floor Plan

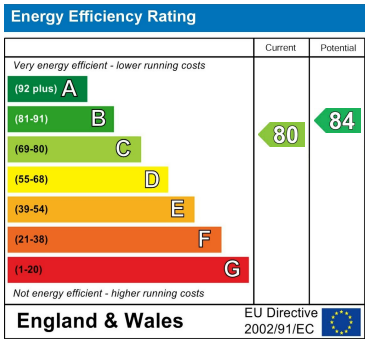


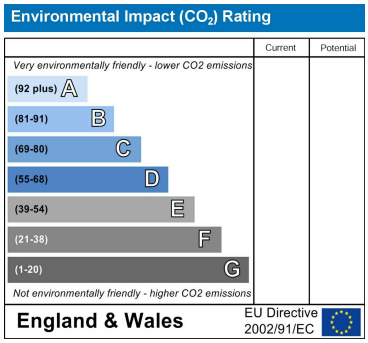
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph





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