

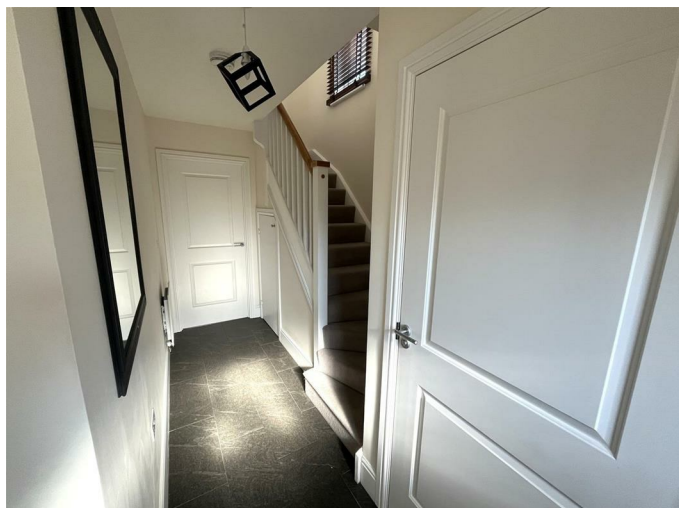
**16 Cherhill Way, Calne, SN11 0FG**

**£385,000**

Located on the outskirts of Calne and within easy commute of Chippenham with main line railway station to London Paddington and also Jct 17 M4, a modern, well presented three bedroom detached home built by Messrs Redrow Homes. To the rear of the property there is a good size garden laid mainly to lawn with decking and patio, gated side access to the driveway which provides off road parking and access to the garage. The property benefits from double glazing and gas central heating. No Onward Chain.



### Entrance Hallway



Front door leads into hallway, under stairs cupboard, stairs to first floor.

### Cloakroom

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

### Living Room 15'05" x 11'04" (4.70m x 3.45m)



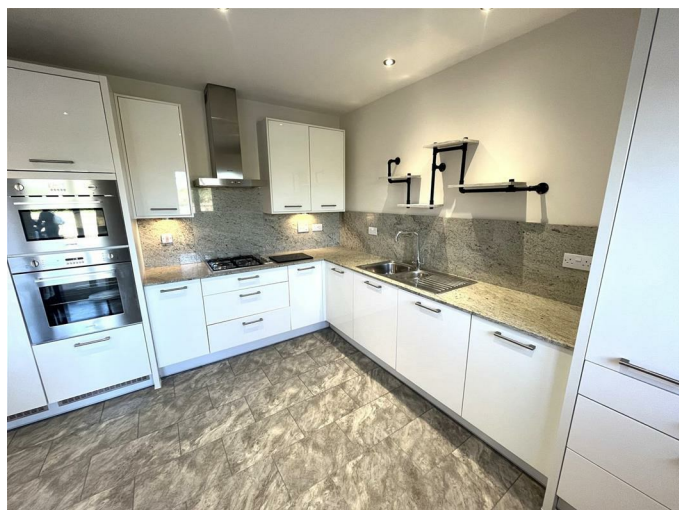
Double glazed window, radiator.



### Kitchen / Diner 18'05" x 12'0" (5.61m x 3.66m)



Double glazed window and double glazed patio doors to garden, granite work tops with a range of cupboards and drawers, inset sink unit, inset gas hob and fitted electric oven, integrated dishwasher and fridge/freezer. Cupboard containing plumbing for washing machine and venting for tumble dryer.





### **Landing**

Double glazed window, doors to bedrooms and bathroom, access to loft, built in cupboard housing gas boiler, further store cupboard, radiator.

### **Bedroom One 11'10" x 11'02" (3.61m x 3.40m)**



Double glazed window, radiator, fitted wardrobes, door to en suite.



### **En Suite Shower**

Double glazed window, shower cubicle, pedestal hand basin, W.C, radiator.

### **Bedroom Two 11'0" x 11'06" (3.35m x 3.51m)**



Double glazed window, radiator.

### **Bedroom Three 11'08" x 7'01" (3.56m x 2.16m)**



Double glazed window, radiator.

### **Family Bathroom**



Double glazed window, panelled bath with over bath shower, hand basin, W.C, radiator, built in cupboard.



## Outside

### Rear



Good size garden laid mainly to lawn with decking and patio areas, gated side access to the driveway.



## Front



Stone shingled area.

### **Garage 20'0" x 11'02" (6.10m x 3.40m)**

Garage with up and over door, power and light, storage space over rafters.

### **Tenure**

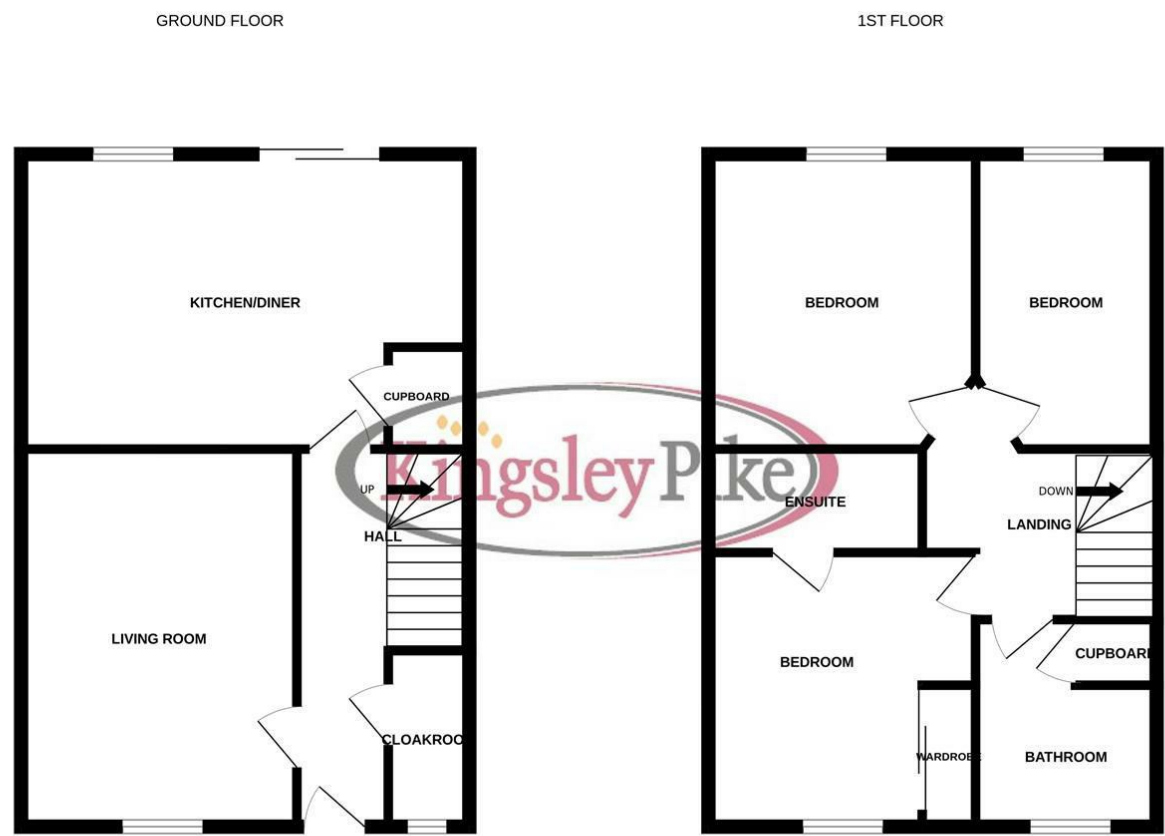
GOV.UK advise Freehold.

Development Charge - Approx £194 / 6 Months

### **Council Tax Band**

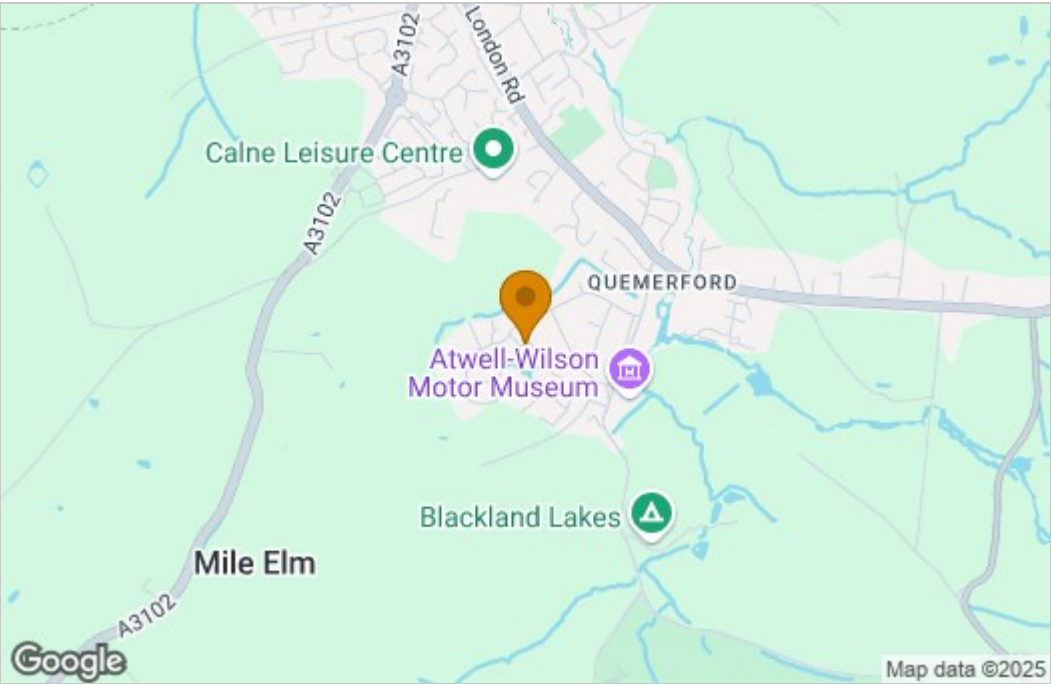
GOV.UK advise Band D

Floor Plan

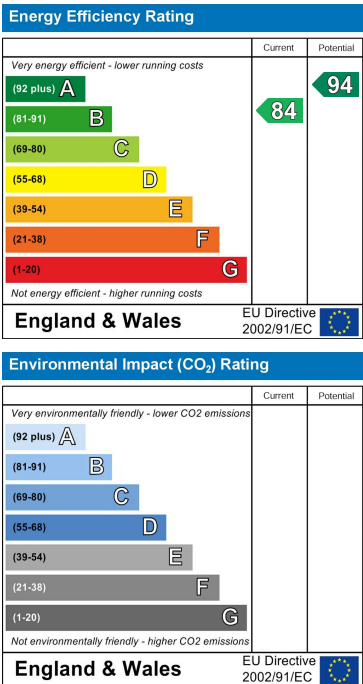


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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