





Water Mint Way, Calne SN11 0RT

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Welcome to

Water Mint Way, Calne

A well-presented three-bedroom end of terrace home offered with no onward chain.
Featuring a spacious lounge, kitchen/diner, downstairs cloakroom and family bathroom.
Benefiting from a rear garden, garage and off-road parking.

Entrance Hall
Welcoming entrance hall with laminate flooring, stairs rising to the first floor, and doors leading to the lounge and cloakroom.

Cloakroom
Fitted with a low-level WC and wash hand basin, with an obscured window to the front aspect providing natural light and ventilation.

Lounge
Bright and inviting reception room featuring a window to the front aspect, laminate flooring, and double doors opening into the kitchen/diner, creating an ideal space for both everyday living and entertaining.

Kitchen/Diner
A bright and spacious room featuring a window to the rear aspect and sliding doors providing direct access to the rear garden. Fitted with a range of modern wall and base units with square-edge work surfaces over, complemented by part tiled walls. Incorporating a stainless-steel sink and drainer, electric oven with gas hob, and space for a dishwasher, washing machine, tumble dryer and fridge/freezer. Finished with laminate flooring and a radiator.

Landing
Stairs rising from the entrance hall, airing cupboard, and doors providing access to all first-floor rooms.

Bedroom One
A well-proportioned double bedroom featuring a window to the front aspect, allowing for plenty of natural light, and a radiator. Plenty of space for freestanding bedroom furniture.

En Suite
En-Suite comprising a low-level w/c, vanity wash hand basin with storage below and shower cubicle. Obscure window to the front aspect and laminate flooring.

Bedroom Two
Another good-sized bedroom with ample space for bedroom furniture, window to the rear aspect and a radiator.

Bedroom Three
Situated to the rear of the property with a window overlooking the garden, this versatile room would make an ideal nursery, child's bedroom, dressing room or home office the room also benefits from a radiator.

Bathroom
Family bathroom with a low-level w/c, wash hand basin and bath. Partly tiled with an obscure window to the side aspect.







Front Garden
A driveway to the side of the property provides off-road parking and leads to a single garage. The front garden is laid to gravel, offering additional low-maintenance outdoor space and enhancing the property's kerb appeal.

Rear Garden
Enjoying a good degree of privacy, the enclosed rear garden features a paved patio seating area, lawn, and a variety of mature trees and shrubs. A personal door provides convenient access to the garage, making this an ideal space for both relaxing and entertaining.



Welcome to

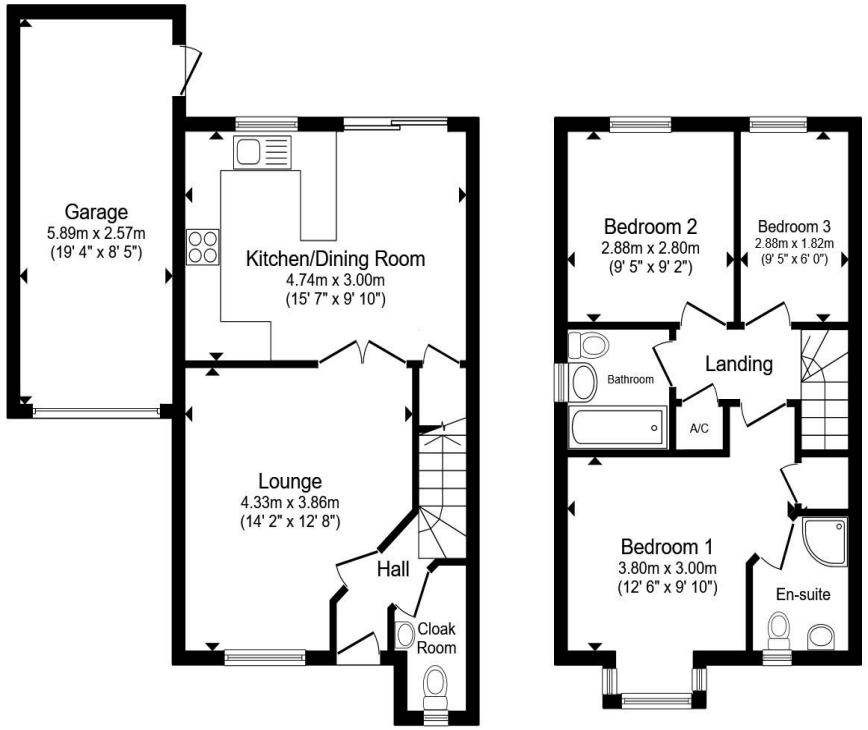
Water Mint Way, Calne

- No Onwards Chain
- Three Bedroom, End of Terrace
- Garage
- Driveway Parking
- En Suite to Master

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£260,000



Total floor area 92.6 m² (997 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
CLN109851 - 0008

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