





Campion Close, Calne SN11 9QG

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Welcome to

Campion Close, Calne

Beautifully presented three-bedroom home tucked away in a quiet cul-de-sac, just a short walk from the town centre. Features include a spacious living/dining room, modern kitchen, garage, driveway parking, and a landscaped rear garden ideal for entertaining.

Entrance Hall
Entrance to the property is via the front door, opening into a welcoming entrance hall which provides access to both the kitchen and the spacious lounge/diner.

Kitchen
A fitted kitchen comprising a range of wall and base units with work surfaces over and a stainless-steel sink/drainer with mixer tap. There is space for a slot-in cooker and fridge/freezer, while a window to the front aspect provides natural light. The kitchen also benefits from a central heating boiler and a radiator.

Lounge / Diner
A generous open-plan living/dining room providing an excellent space for both everyday living and entertaining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The room also benefits from stairs rising to the first floor, laminate flooring, and a radiator.

Landing
A landing with stairs rising from the lounge, providing access to all bedrooms and the family bathroom. The landing also benefits from a useful airing cupboard, ideal for additional storage.

Bedroom One
A generous principal bedroom offering ample space for a range of bedroom furniture. A window to the front aspect provides plenty of natural light, benefiting from a built-in storage cupboard while a radiator ensures comfort throughout the year.

Bedroom Two
Situated to the rear of the property, the second bedroom enjoys a pleasant outlook over the rear garden through a window that allows plenty of natural light. This is another good-sized bedroom, offering ample space for bedroom furniture and benefiting from a radiator.

Bedroom Three
A generous third bedroom with a window to the front aspect, allowing for plenty of natural light. The room also benefits from loft access, ample space for bedroom furniture, and a radiator.

Bathroom
A family bathroom comprising a low-level W/C, wash hand basin and bath with shower over. An obscure window to the front aspect provides natural light while maintaining privacy. The bathroom also offers space for everyday convenience and functionality.

Rear Garden
The enclosed rear garden has been thoughtfully designed to create a wonderful outdoor space for both relaxation and entertaining. A block-paved patio sits beneath a covered pergola, providing the perfect spot for al fresco dining, while an attractive decked seating area and generous lawn offer ample space to enjoy the warmer months. The garden is fully enclosed, creating a private and family-friendly environment.









Garage
A useful garage with an up-and-over door, providing secure parking or versatile storage space. The garage offers excellent practicality and could also be utilised as a workshop or additional storage area to suit a variety of needs.

Parking
Driveway parking is situated to the side of the property, directly in front of the garage, providing convenient off-road parking. The driveway and garage combination offers excellent practicality for both parking and storage needs.

Agent Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

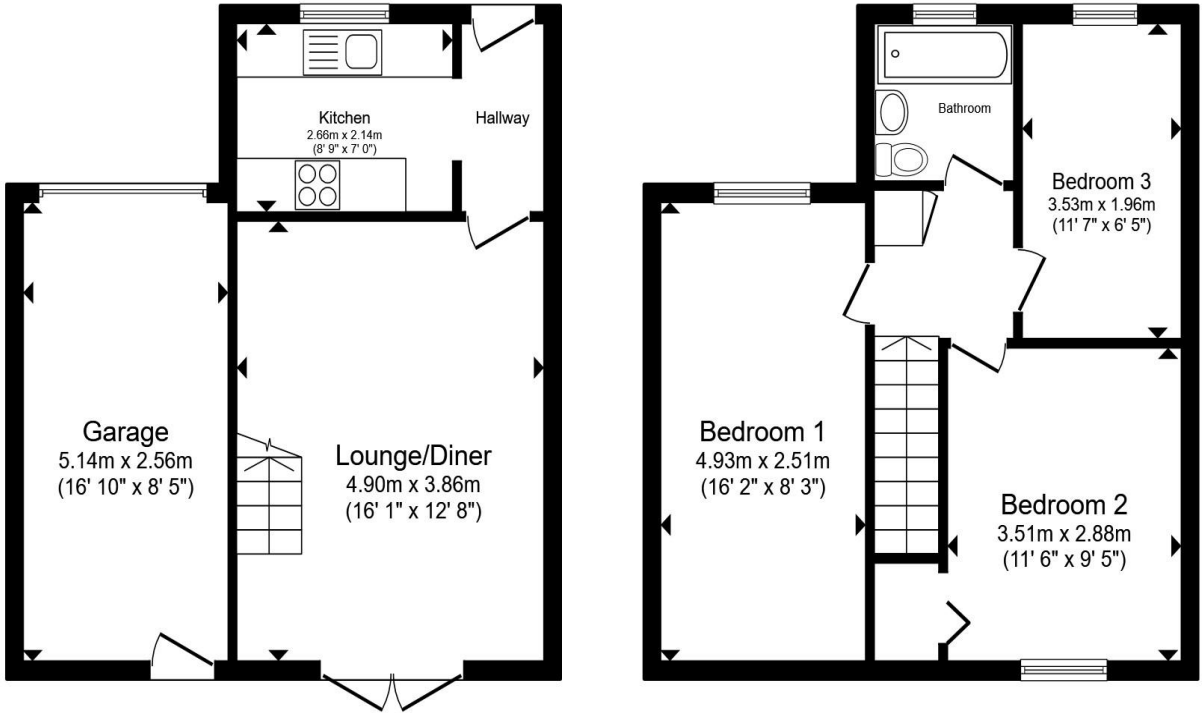
Welcome to

Campion Close, Calne

- Quiet Cul-De-Sac Location
- Spacious Living Accommodation
- Three Generous Bedrooms
- Garage & Driveway Parking
- Enclosed Rear Garden

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

£240,000



Total floor area 81.0 m² (872 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:
CLN110019 - 0003

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