



Honeysuckle Close, CALNE SN11 9TE

Welcome to

Honeysuckle Close, CALNE

Situated in the popular Lansdowne Park development in Calne, this three-bedroom semi-detached home offers a re-fitted kitchen, spacious living/dining room, enclosed west-facing garden, garage and driveway parking for two vehicles. An ideal home for families, first-time buyers or downsizers.

Entrance Hall

Entrance to this three-bedroom semi-detached family home, situated on the popular Lansdowne Park development in the thriving Wiltshire market town of Calne, is via the front door leading into a welcoming entrance hall. The hall provides access to the cloakroom, kitchen, and sitting/dining room, with stairs rising to the first floor. Finished with wood flooring, this space offers a practical and inviting introduction to the home.

Cloakroom

A useful ground floor cloakroom, fitted with a low level W/C and wash hand basin, obscure window to the front aspect. Finished with wood flooring and a radiator, this practical space is ideal for guests and everyday family convenience.

Kitchen

The re-fitted kitchen is fitted with a range of matching wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. There is space for a slot-in cooker, plumbing for a washing machine, and space for a fridge/freezer. Additional benefits include a wall-mounted boiler, tiled flooring, and a window to the front aspect providing natural light.

Lounge / Diner

The lounge/diner is a spacious and versatile room, offering ample space for both living and dining furniture, making it an ideal space to relax, entertain and enjoy everyday family life. Natural light pours in through the window to the rear aspect, while French doors open directly onto the rear garden. Further benefits include a useful understairs storage cupboard.

Landing

Stairs rise from the entrance hall to the first-floor landing, which provides access to all bedrooms and the family bathroom. Additional features include loft access and a useful airing cupboard housing the hot water tank.

Bedroom One

The main bedroom is a well-proportioned room with a window to the front aspect, allowing for plenty of natural light. Offering ample space for a range of bedroom furniture, this comfortable room is complemented by a radiator and provides an ideal retreat at the end of the day.

Bedroom Two

The second bedroom is another well-proportioned room, featuring a window to the rear aspect that provides plenty of natural light. Offering ample space for bedroom furniture, the room is complemented by a radiator and would suit a range of uses, including a guest bedroom, child's room or home office.

Bedroom Three

Situated to the rear of the property, the third bedroom enjoys a pleasant outlook over the garden through a window to the rear aspect. A versatile room, it would make an ideal children's bedroom, nursery, home office or guest room, and is complemented by a radiator.

Bathroom

The fully tiled family bathroom is fitted with a low level W/C, wash hand basin and a bath with a power shower over. Additional features include an obscure window to the front aspect, extractor fan, shaver point and a chrome ladder-style heated towel rail, creating a practical and comfortable space for everyday use.





Front Garden

The front garden is enclosed by established hedging, creating an attractive approach and a good degree of privacy. Predominantly laid to lawn with a gravelled border, the garden provides ample opportunity for a variety of shrubs and flowering plants, enhancing both the kerb appeal and outlook from the property.

Rear Garden

The rear garden is fully enclosed by wooden panel fencing, providing a secure and private outdoor space, with gated side access leading to the driveway. A patio area immediately adjacent to the property offers the perfect spot for outdoor dining and garden furniture, while the remainder of the garden is laid to lawn and bordered by gravel, creating an attractive and low-maintenance space to enjoy throughout the year.

Parking

The property benefits from driveway parking situated to the side of the home, providing convenient off-road parking. The driveway leads directly to the garage, offering additional parking, storage, or potential workshop space.

Garage

The garage is equipped with an up-and-over door and benefits from both power and lighting, making it ideal for secure vehicle storage, a workshop, or additional household storage. A practical addition to the property, offering versatility to suit a variety of 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."



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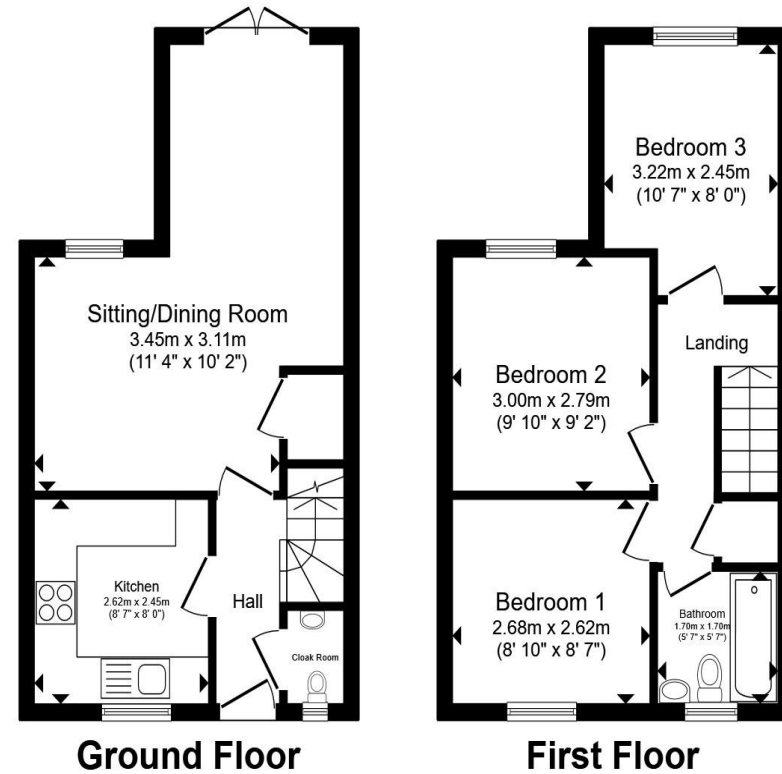
Honeysuckle Close, CALNE

- Beautifully Presented Three-Bedroom Semi-Detached Home
- Popular Lansdowne Park Location in Calne
- Stylish Re-Fitted Kitchen Perfect for Modern Living
- Enclosed Garden Ideal for Entertaining
- Garage and Driveway Parking for Two Vehicles

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£325,000



Total floor area 64.4 m² (693 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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Property Ref:
CLN110010 - 0003

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