



Heron Close, Calne SN11 8PJ

Welcome to

Heron Close, Calne

Beautifully renovated by the current owner, this stylish three-bedroom semi-detached home offers open-plan living, a modern kitchen, private garden, driveway parking for multiple vehicles and a garage with power, all set within a popular Calne location.

Entrance Porch

Access to this spacious and modern family home is gained via the front door, opening into a welcoming porch with ample space for coats and shoes. Featuring stylish LVT flooring, the porch provides access to the entrance hall and creates a practical introduction to the home.

Entrance Hall

The entrance hall serves as the central hub of the home, providing access to the main living accommodation and stairs rising to the first floor. Finished with attractive LVT flooring and complemented by a radiator, this well-presented space creates a seamless flow through the property.

Living / Dining Area

The impressive dual-aspect living/dining room enjoys windows to both the front and rear aspects, allowing natural light to flood the space throughout the day. Offering ample room for both lounge and dining furniture, this versatile open-plan area is perfectly suited to modern family living and entertaining. Further benefits include attractive LVT flooring and a radiator.

Kitchen

The beautifully refitted kitchen has been thoughtfully designed to combine style and practicality, featuring a comprehensive range of contemporary wall and base units with square-edge work surfaces and matching upstands. Integrated appliances include a fridge/freezer, washing machine, double oven, and a five-ring induction hob with extractor hood over. A stainless steel one-and-a-half bowl sink and drainer with mixer tap sits beneath a window overlooking the rear garden. Further benefits include a useful pantry cupboard, inset spotlights, durable LVT flooring, and a door providing convenient side access to the property.

Landing

The first-floor landing provides access to all bedrooms and the family bathroom. An obscured window to the side aspect allows natural light to fill the space, while a useful airing cupboard houses the boiler. There is also access to the loft via a fitted loft ladder, offering additional storage potential.

Bedroom One

The generous principal bedroom enjoys a window to the front aspect, creating a bright and airy feel. Offering ample space for a range of bedroom furniture, the room also benefits from a useful built-in cupboard providing additional storage, together with a radiator for comfort.

Bedroom Two

Situated to the rear of the property, the second bedroom enjoys pleasant views over the garden through a window to the rear aspect. This well-proportioned room offers ample space for a range of bedroom furniture and benefits from a useful built-in cupboard, together with a radiator, making it an ideal guest room, hobby room or home office.

Bedroom Three

Bedroom three is positioned to the front of the property and benefits from a window to the front aspect. Cleverly designed to maximise the available space, the room features a built-in bed over the stair bulkhead, making it an ideal child's bedroom, further benefits include a radiator.





Bathroom

The beautifully refitted family bathroom has been finished to a high standard and comprises a concealed cistern WC with useful built-in storage, a vanity wash hand basin with storage beneath, and a 'P' shaped bath featuring a rainfall shower over along with a separate handheld shower attachment. An obscured window to the rear aspect provides natural light while maintaining privacy. Further benefits include inset spotlights, stylish LVT flooring, and a chrome ladder-style heated towel rail.

Front Garden

To the front, the property enjoys an attractive outlook and is mainly laid to gravel, providing off-road parking via the driveway. A raised wooden flower bed adds character and colour to the frontage, while gated side access leads conveniently to the rear garden.

Rear Garden

The enclosed rear garden offers a wonderful outdoor space to enjoy, bordered by wooden panel fencing for privacy. A patio area immediately adjoins the property, providing the perfect setting for al fresco dining and outdoor entertaining, while the remainder of the garden is laid to lawn, creating a versatile space for families and keen gardeners alike. The garden also benefits from a personal door giving convenient access to the garage.

Garage

The garage is conveniently located within the rear garden and can be accessed via a personal door from the garden, as well as an up and over door. Benefiting from a window overlooking the garden, this versatile space offers excellent storage potential and could also serve as a practical workshop, hobby room, or additional utility space.

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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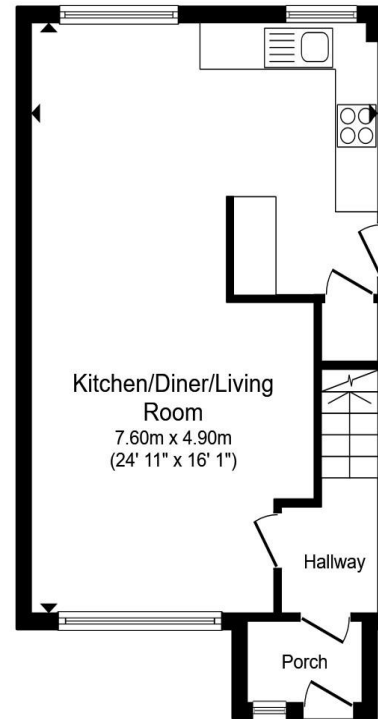
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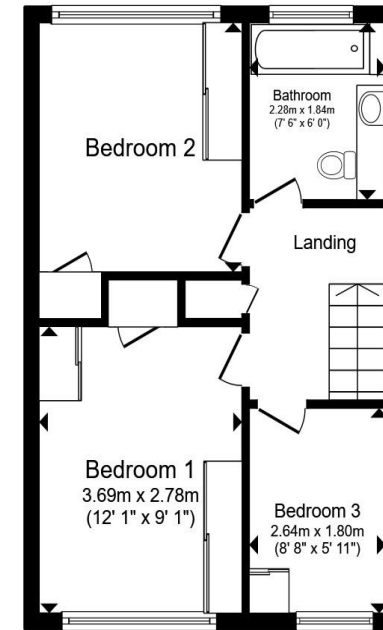
- Beautifully Renovated & Modernised Throughout
- Stylish Open-Plan Living Space, Perfect for Modern Family Life
- Popular Residential Location
- Generous Driveway Parking & Detached Garage with Power
- Enclosed Rear Garden

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

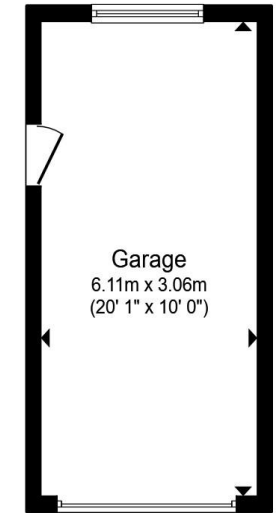
£280,000



Ground Floor



First Floor



Garage

Total floor area 95.1 m² (1,023 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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