



Dunnet Close, Calne SN11 9AS

Welcome to

Dunnet Close, Calne

Situated in a quiet cul-de-sac within the Wiltshire market town of Calne, this three-bedroom end-terrace home offers fantastic potential. Featuring a lounge/diner, kitchen, three bedrooms, bathroom and separate W.C., it's the perfect opportunity to modernise and make your own.

Entrance Hall

Entrance to this three-bedroom end-of-terrace home, situated in a peaceful cul-de-sac location, is via the front door leading into a welcoming entrance hall. The hall provides access to both the kitchen and the spacious lounge/diner, as well as stairs rising to the first-floor accommodation.

Living / Dining Room

Generous dual-aspect lounge/diner enjoying windows to both the front and rear aspects, creating a light and airy living space. The room offers ample space for both lounge and dining furniture and features a wall-mounted electric fire, providing an attractive focal point.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over, incorporating a one-and-a-half bowl stainless steel sink/drainers with mixer tap. Integrated appliances include an oven and gas hob, while there is plumbing for a washing machine and space for a fridge/freezer. The kitchen is finished with tiled flooring and benefits from two storage cupboards and a door providing direct access to the rear garden.

Landing

First floor landing with stairs rising from the entrance hall, benefiting from two useful storage cupboards and providing access to all three bedrooms, the family bathroom and separate W/C.

Bedroom One

Bedroom one is a good-sized bedroom, benefiting from a window to the front aspect that provides plenty of natural light. The room also features a useful storage cupboard, offers ample space for bedroom furniture, and is served by a radiator.

Bedroom Two

Bedroom two is another well-proportioned double bedroom situated to the rear of the property, enjoying a pleasant outlook over the garden through a window to the rear aspect. The room offers ample space for bedroom furniture and benefits from a radiator.

Bedroom Three

Bedroom three is a well-proportioned bedroom, ideal for use as a child's room, guest bedroom or home office. The room benefits from a window to the front aspect, allowing for plenty of natural light, and is served by a radiator.

Bathroom

Family bathroom comprising a wash hand basin and bath, complemented by an obscure window to the rear aspect providing natural light and privacy. Additional features include an extractor fan, wall-mounted ladder-style heated towel rail, and vinyl flooring.

Separate W.C

Separate W/C comprising a low-level W/C, complemented by an obscure window to the rear aspect providing natural light and ventilation. Finished with vinyl flooring for practicality and ease of maintenance.





Front Garden

The front garden is open to one side and bordered by established hedging to the other, creating an attractive approach to the property. Laid primarily to gravel for ease of maintenance, it features a pathway leading to the front door and benefits from gated side access to the rear garden.

Rear Garden

The rear garden has been designed with low maintenance in mind, featuring a patio area immediately adjoining the property, ideal for outdoor seating and entertaining, with the remainder laid to gravel. Enclosed by wooden fencing, the garden offers a good degree of privacy and also benefits from a useful external storage cupboard, which could easily be utilised as a workshop, hobby room, or additional storage 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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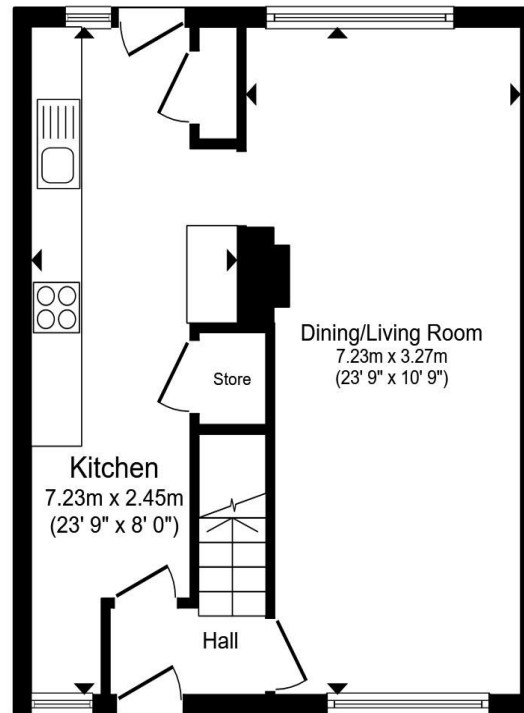
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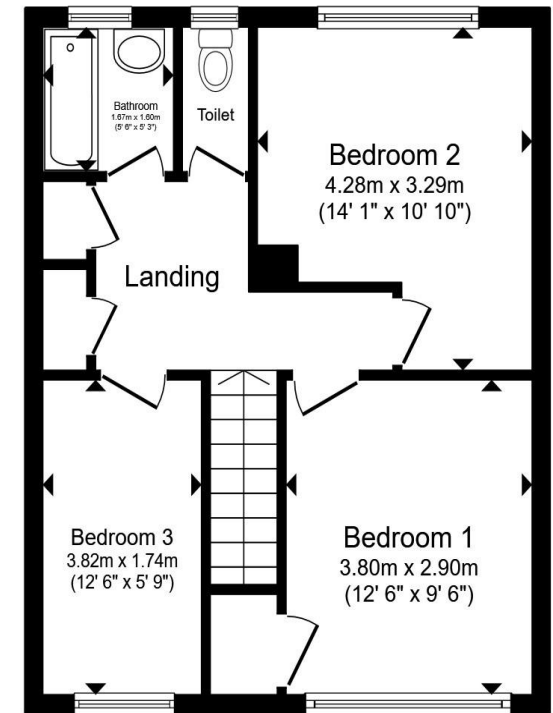
- Three Bed End of Terrace Family Home
- Quiet Cul-De-Sac Location
- Spacious Accommodation Throughout
- Front & Rear Gardens
- NO ONWARD CHAIN

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

£220,000



Ground Floor



First Floor

Total floor area 84.2 m² (906 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:
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