

Sold

3 BEDROOM DETACHED | NEWBURY AVENUE, SN11 | OFFERS IN EXCESS OF £350,000

DESCRIPTION

Unexpectedly re-available. An immaculate three bedroom detached family home with a lovely private South-West facing rear garden. The owners have improved this house to the highest standards creating a contemporary styled living space that feels light and airy with well proportioned open plan rooms. From the bi-fold doors in the kitchen, to the engineered oak flooring through to the polished stone flooring in the bathroom, everything says quality. There are three double bedrooms upstairs with en-suite facilities to two of the bedrooms in addition to the family bathroom. Downstairs, the reception hallway with cloakroom leads to a spacious living room which opens to a dining room and on to a lovely conservatory, whilst the stunning kitchen which is superbly appointed with a good range of integrated appliances, spurs off from the living room and benefits from a useful utility room and access to an integral garage. Externally, there is ample off-road parking to the front for three vehicles and side access to a landscaped rear garden which is very private and offers a super outdoor living space. One not to be missed!

The property is tucked away just off Newbury Avenue which is situated on the Western side of Calne and is ideally positioned for access to local through routes. There is an excellent range of local amenities nearby with Fynamore Primary School less than half a mile away and local shops and a doctor's surgery within a third of a mile walk.

Tenure: Freehold
Local Authority: Wiltshire Council
Council Tax Band: D
EPC Rating: C

All mains services connected. Gas central heating.



KEY FEATURES

- Modern detached executive style home
- Stylishly designed open plan living
- Stunning kitchen with useful utility
- Pretty South-West facing garden
- No onward chain
- Three double bedrooms
- En-suite facilities to bedrooms 1 and 2
- Downstairs cloakroom
- Ample off road parking



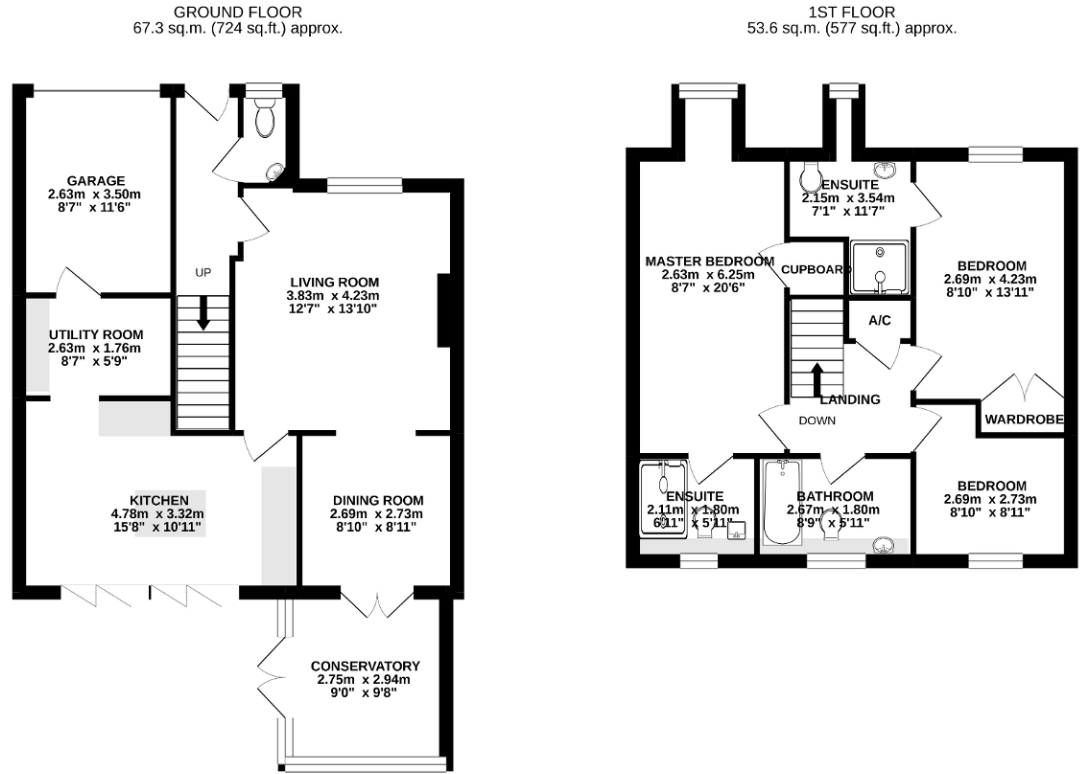


ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



TOTAL FLOOR AREA: 120.9 sq.m. (1301 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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APPLEBY & TOWNEND

4D Broad Lane Farm
Seend
Melksham
Wiltshire, SN126RJ

Tel: 01225 983 910
E-mail: help@applebyandtownend.co.uk
Web: www.applebyandtownend.co.uk