



3 BEDROOM DETACHED BUNGALOW | KEEVIL AVENUE, SN11 | GUIDE PRICE £395,000



## DESCRIPTION

Offered to the market with no onward chain and well positioned within a quiet cul-de-sac location, this beautiful detached bungalow has been newly rendered and offers a well maintained, light and spacious living accommodation that is generously proportioned throughout.

Through the front door there is an entrance hall with separate WC, a large dual aspect, open plan styled living room with a feature fireplace which leads to a dining area, conservatory, fitted kitchen and beautiful contemporary style shower room.

Outside and to the rear is a fully enclosed, sunny rear garden which is easy to maintain and a beautiful front garden, mainly laid to lawn which is well established and sure to impress. There is off road parking and a garage to the rear.

All in all, a lovely property ready to go.

Ideally situated within the highly regarded Curzon Park development on the Western fringes of Calne, this lovely bungalow is well positioned to take advantage of a wide range of local amenities. The town centre which is around three-quarters of a mile away provides a good range of shops, whilst the nearby town of Chippenham offers a a more comprehensive range of facilities including a mainline rail station (London Paddington - 1hr 10mins).

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: D

EPC Rating: C

All main services connected, gas fired central heating.





## KEY FEATURES

- Detached bungalow
- Fitted kitchen
- Beautiful shower room
- Conservatory
- Garage & off road parking
- Large open plan living space
- Three good sized bedrooms
- Separate WC
- Easy to maintain sunny rear patio
- Newley rendered

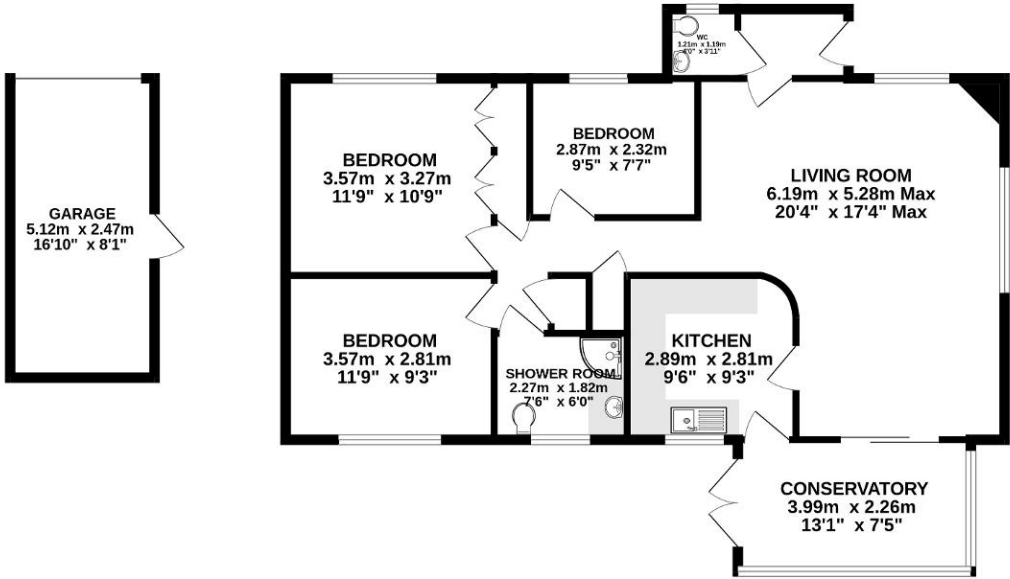








GROUND FLOOR  
101.2 sq.m. (1089 sq.ft.) approx.



TOTAL FLOOR AREA: 101.2 sq.m. (1089 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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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86  B
69-80	C	71  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.

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