

Sold



4 BEDROOM DETACHED | AMBERLEY CLOSE, SN11 | £325,000

DESCRIPTION

Unexpectedly re-available and offered with no onward chain! A thoughtfully extended four bedroom detached family home which has been comprehensively refurbished by the current owners to create a wonderfully light and airy living space that benefits from contemporary styling throughout. The accommodation briefly comprises a generous reception hallway which leads through to a large dual aspect living room, downstairs cloakroom, separate dining room / study, wonderful L-shaped kitchen / breakfast room with pantry and useful utility. Upstairs there are three double bedrooms and a good size single, en-suite shower rooms to both the master and second bedrooms and a smartly presented family bathroom.

Externally the property is approached by a small, well tended garden to the front, with side access by way of a driveway which offers off-road parking for two cars leading to a single garage and a gate to a beautifully landscaped walled rear garden.

This delightful home is tucked away in a quiet residential location on the Lansdowne Park estate on the western fringes of Calne. The property is within a level 0.3 mile walk of the highly regarded Fynamore Primary School (rated Good by Ofsted) and a variety of local shops and a doctor's surgery in nearby Harrier Close just 0.25 miles away. A more comprehensive range of facilities can be found in Calne town centre just under a mile away.

There is good access to through routes with the nearby A4 leading to Chippenham (7.5 miles) which has a mainline rail service to London Paddington (1hr 11mins) whilst the M4 junction 17 can be found just over 10 miles away to the north-west.



KEY FEATURES

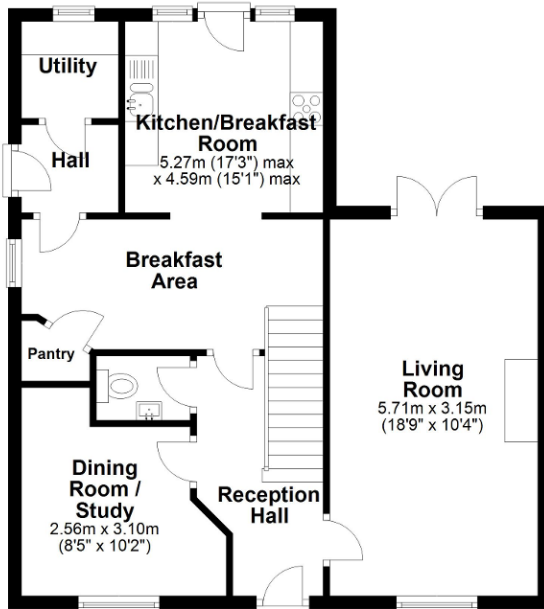
- Extended detached family home
- Four bedrooms
- Dual aspect living room
- Pantry and useful utility room
- Beautifully maintained gardens
- Quiet cul-de-sac location
- En-suite facilities to bedrooms 1 and 2
- Impressive kitchen / breakfast room
- Recently installed gas combi-boiler
- Garage and driveway parking





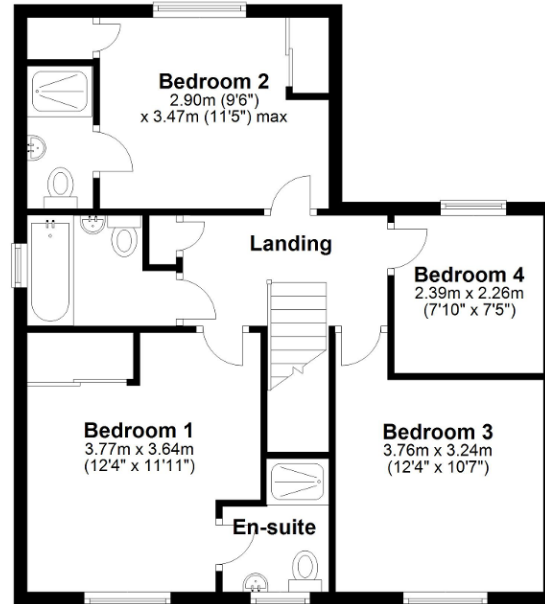
Ground Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



Total area: approx. 116.6 sq. metres (1254.5 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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