

4 BEDROOM DETACHED | LAVENDER DRIVE, SN11 | OFFERS IN EXCESS OF £350,000

## DESCRIPTION

A modern detached family home that benefits from well balanced and immaculately presented accommodation which is ideally located for local amenities, schools and countryside walks. The light and airy living space comprises four bedrooms and a refitted shower room on the first floor accessed from a generous landing. Downstairs the open plan kitchen / dining room proves to be the real heart of this wonderful home having been recently refitted with a good range of integrated Neff appliances and plenty of units with soft-close drawers and doors, in addition to the ample work surface space provided by the granite work tops. Tiled flooring, mosaic tiled splash-backs and recessed ceiling lighting all contribute to the feeling of quality along with the wonderful flourish of Versace wallpaper. The kitchen leads to a useful utility area and French doors from the dining area open to a splendid conservatory which provides year round entertaining space with under floor heating. The sitting room is generously proportioned and the accommodation is completed by a spacious reception hallway and downstairs cloakroom.

Externally the property offers ample off-road parking with a double width driveway which leads to a garage with an electric door. The gardens have been landscaped to both the front and rear offering well maintained, low maintenance outdoor space.

Occupying a good size plot in an elevated position on the Southern fringes of Calne this property is ideally located as a family home, offering excellent access to Kingsbury Green Academy and Calne Leisure Centre both a five minute walk away and the town centre just over half a mile away. Pleasantly positioned on the edge of the North Wessex Downs hill range, a designated Area of Outstanding Natural Beauty, there is ample opportunity to explore and enjoy the beautiful surrounding countryside.

Tenure: Freehold



Local Authority: Wiltshire Council

Council Tax Band: D

EPC Rating: C

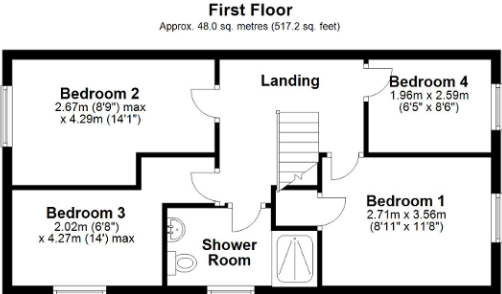
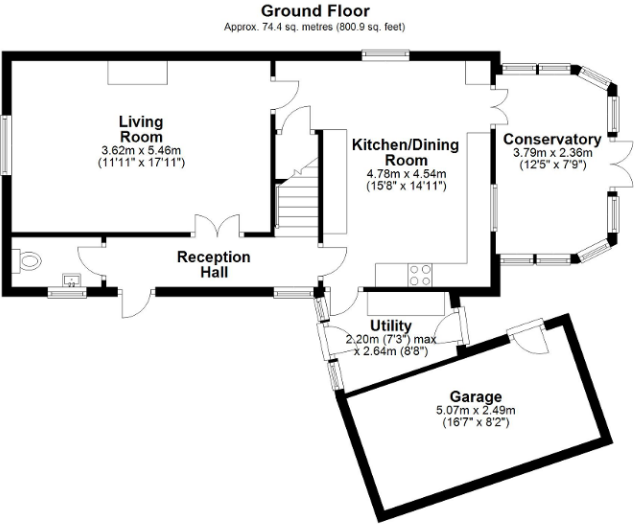
All mains services connected. Gas fired central heating.

## KEY FEATURES

- Detached family home
- Four bedrooms
- Useful utility room
- Spacious sitting room
- Driveway parking and garage
- Highly regarded location
- Impressive refitted kitchen/dining room
- Conservatory with underfloor heating
- Refitted shower room
- Pretty landscaped gardens







Total area: approx. 122.5 sq. metres (1318.1 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83  B
69-80	C	69  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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