

Sold



3 BEDROOM TERRACED | QUEMERFORD, SN11 | £280,000

## DESCRIPTION

Delightful mid-terrace period cottage that has been extended to the rear offering well proportioned accommodation arranged over three floors. The cottage has retained much of its original character yet has been stylishly updated to provide a well balanced living space that comprises an open plan living room which opens to a good size dining area. To the rear the ground floor extension provides an impressive fitted kitchen / breakfast room which is both light and airy and proves to be the heart of this wonderful property with plenty of space for both cooking and entertaining. A useful utility room and downstairs cloakroom complete the ground floor, whilst the first floor offers two double bedrooms and a smartly presented family bathroom. The upper floor has seen the loft converted into a good size double bedroom which enjoys glorious views from the velux windows to the Cherhill Downs. Externally there are pretty landscaped gardens to the rear with a paved patio underneath a vined pergola, with steps up to a good size area of lawn with raised beds, which in turn gives access to a double garage / workshop which provides off-road parking and storage.

Ideally located on the sought after southern fringes of Calne within the pretty village of Quemerford, the property provides excellent access to local amenities, through routes and recreational facilities. Quemerford itself provides a village shop and post office, the Talbot Inn and the highly regarded Holy Trinity Primary School whilst Kingsbury Green Academy is within a short walk. Blackland Lakes and nature reserve are just over half a mile away and the National Trust owned Calstone and Cherhill Downs provide a plethora of walking and riding adventures.

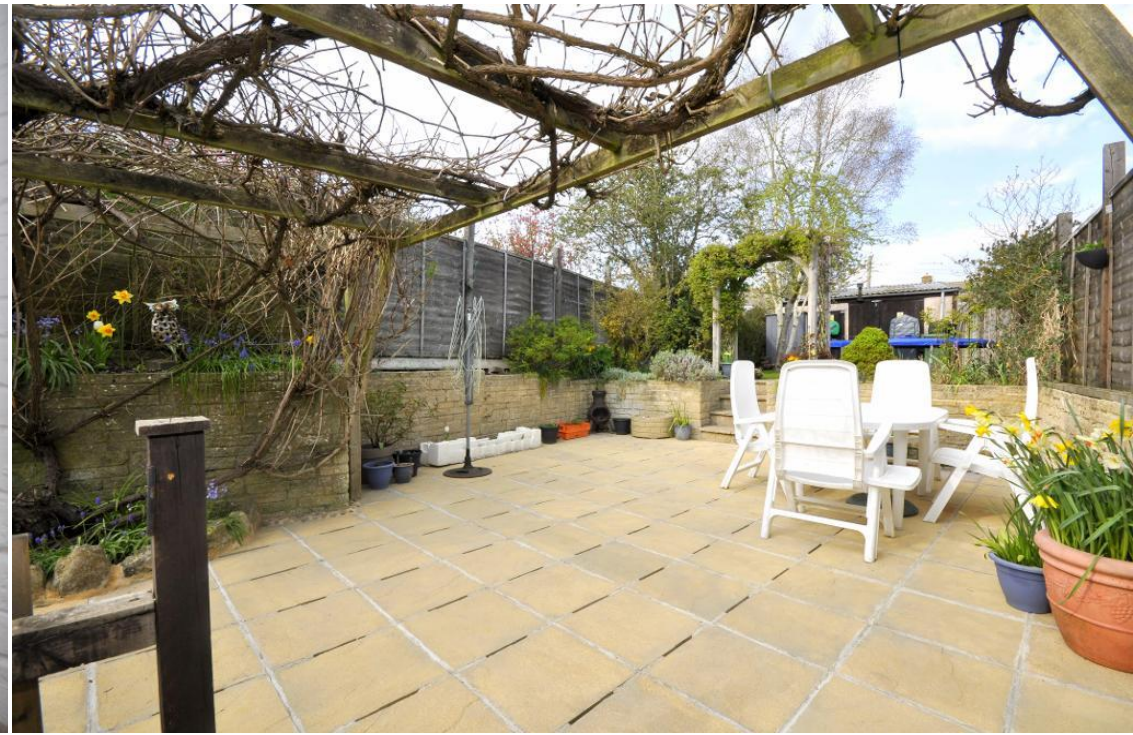
Tenure: Freehold  
 Local Authority: Wiltshire Council  
 Council Tax Band: A  
 EPC Rating: C  
 All mains services connected. Gas central heating.

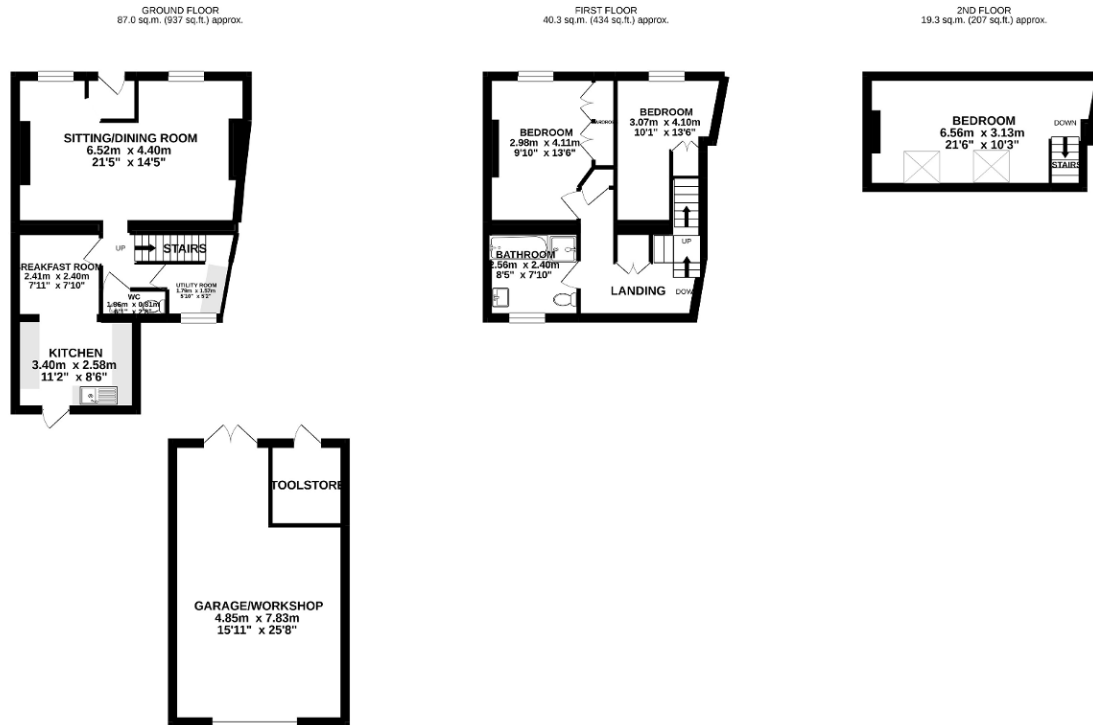


## KEY FEATURES

- Mid-terrace period cottage
- Accommodation arranged over three floors
- Open plan Living room
- Useful utility room and cloakroom
- Pretty landscaped garden
- Extended to rear
- Three bedrooms
- Fitted kitchen / breakfast room
- Smartly presented bathroom
- Double garage / workshop







TOTAL FLOOR AREA: 146.6 sq.m. (1578 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		85   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.

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