

Sold



3 BEDROOM TOWN HOUSE | DACE ROAD, SN11 | £280,000

DESCRIPTION

Presented in show home condition this exceptional modern town house provides well balanced accommodation with light and airy contemporary open plan living. The accommodation is arranged over three floors with the ground floor providing a reception hallway, downstairs cloakroom, kitchen / breakfast room and a stylish living room that leads through to a stunning rear extension garden room. The first floor offers two bedrooms and a Jack and Jill bathroom, whilst on the upper floor there is a further double bedroom which also boasts a large en-suite shower room. Externally there is a courtyard style landscaped garden to the rear which provides access to a garage and driveway parking to the side

This delightful home is tucked away in a quiet residential location to the North of the town centre. The property is within a short 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.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: C

Mains electricity, gas, water and drainage connected.

Gas central heating.



KEY FEATURES

- Modern town house
- Three bedrooms
- Superbly appointed kitchen
- En-suite facilities
- Private rear garden
- Quiet residential location
- Open plan styling
- Smartly presented bathroom
- Stunning garden room
- Driveway and garage parking





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

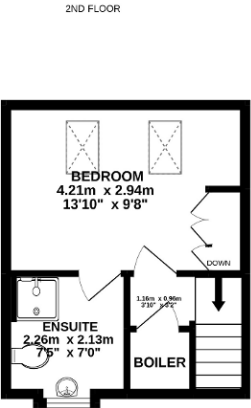
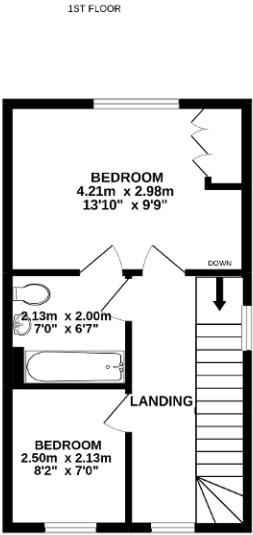
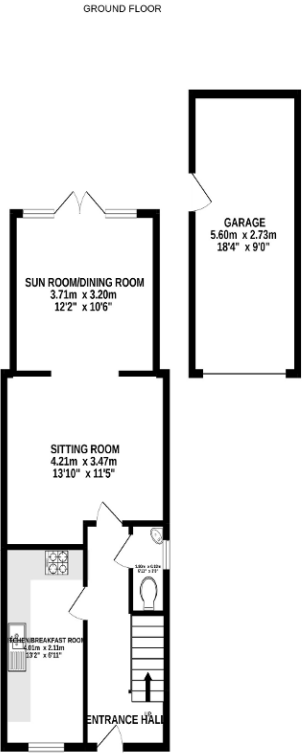
DISCLAIMER

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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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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