

Sold

3 BEDROOM SEMI-DETACHED | SPRINGFIELD DRIVE, SN11 | £280,000

## DESCRIPTION

Tucked in the corner of the popular Lansdowne Park development within a private cul-de-sac, this lovely semi-detached house offers superbly presented and well balanced living space. The accommodation comprises a reception hallway with cloakroom which leads to a good size living room and on to a beautifully refitted kitchen / dining room. Upstairs there are three bedrooms with en-suite facilities to the master and a smartly appointed family bathroom. The property benefits from recently refitted double glazed windows and doors. Externally the property is approached via a driveway providing off-road parking which leads to a single garage and a pretty front garden. A private footpath provides side access to the rear garden which is mostly laid to lawn with a patio area.

Springfield Drive is located on the edge of the popular Lansdowne Park development to the West of Calne town centre. The property is particularly well situated for access to the town and local schooling whilst also benefitting from good access to local through routes. Chippenham to the West is within a short 6 mile drive and offers a wide range of amenities including a mainline rail station (London Paddington 1hr 10 mins).

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

EPC Rating: C

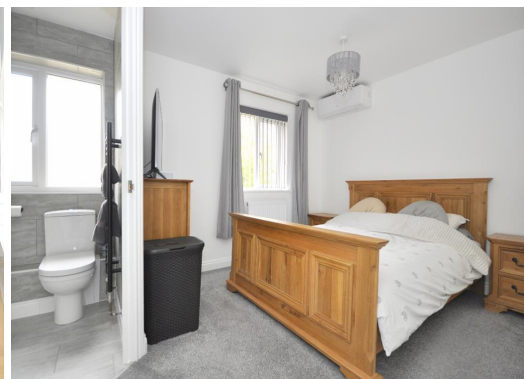
Mains electricity, water, gas and drainage connected.

Gas fired central heating with combi-boiler serviced Nov 2021

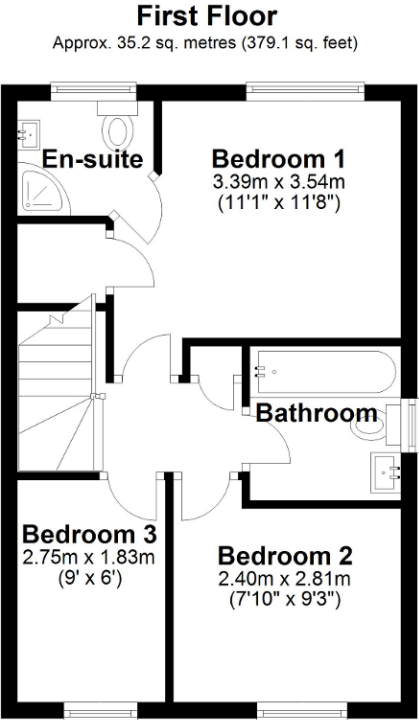
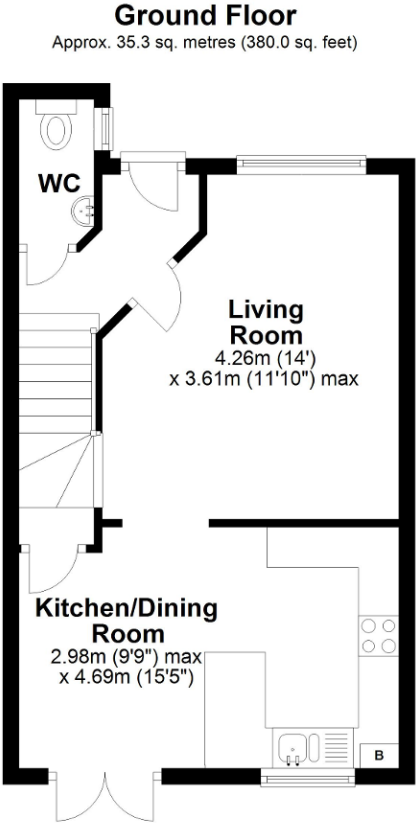


## KEY FEATURES

- Modern semi-detached house
- Three bedrooms
- Superbly appointed kitchen / dining room
- Smartly appointed refitted bathroom
- Pretty private rear garden
- Private cul-de-sac location
- Spacious living room
- En-suite facilities to master bedroom
- Garage and driveway parking
- Excellent access to local amenities







Total area: approx. 70.5 sq. metres (759.0 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	77   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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