



3 BEDROOM DETACHED | TAMARISK CLOSE, SN11 | GUIDE PRICE £365,000

## DESCRIPTION

Ideally situated in a quiet cul-de-sac location on the favoured Southern fringes of Calne, this lovely modern detached family home provides beautifully presented accommodation. Upstairs there are three bedrooms and a smartly appointed family bathroom, whilst downstairs there are three reception rooms including a spacious sitting room, separate dining room and a stunning garden room which opens directly to the pretty South facing rear garden, a fitted kitchen with useful utility room, downstairs cloakroom and access to the integral garage.

Externally there is a well maintained garden to the front and a driveway providing off-road parking which leads to the garden. To the rear there is a beautifully maintained South facing rear garden which provides a wonderful 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: C  
EPC Rating: E  
All mains services connected. Gas central heating.

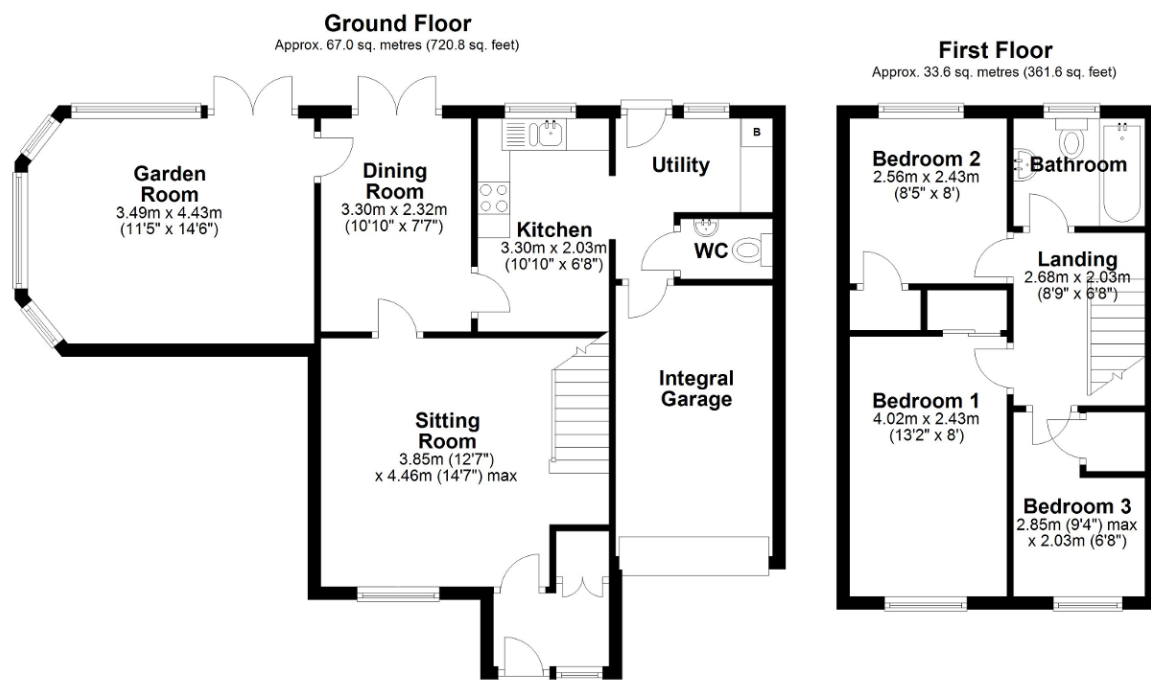


## KEY FEATURES

- Modern detached family home
- Quiet cul-de-sac
- Fitted kitchen with utility room
- Integral garage
- Gas central heating
- Three bedrooms
- Three reception rooms
- Beautifully presented
- South facing garden
- Double glazed throughout







Total area: approx. 100.6 sq. metres (1082.4 sq. feet)

## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	65   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.

## APPLEBY & TOWNEND

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