

Connells

Britannia Drive
Calne

Britannia Drive
Calne SN11 8GH

for sale

offers in excess of **£410,000**







Property Description

Located in a desirable residential area of Calne, this impressive four-bedroom detached home offers spacious and well-appointed accommodation, ideal for growing families and modern living.

The property opens into a welcoming entrance hallway, leading through to a bright and generously sized living room, perfect for both relaxing evenings and entertaining guests. There is a contemporary kitchen/dining room provides ample storage, worktop space, and room for family dining, with direct access to the rear garden. A separate utility room and convenient downstairs WC add further practicality to the ground floor.

Upstairs, the property features four well-proportioned bedrooms, including a spacious master bedroom with the benefit of an en-suite shower room. The remaining bedrooms are ideal for children, guests, or home office use, all served by a modern family bathroom.

Externally, the home enjoys a private and enclosed rear garden, ideal for outdoor entertaining or family activities. To the front, there is off-road parking along with a garage, providing additional storage or secure parking.

Situated within easy reach of local amenities, well-regarded schools, and excellent transport links, including Chippenham town centre and mainline railway station, this property combines comfort, convenience, and a highly sought-after location.

Ground Floor

Entrance Hall

Stairs to First Floor. Doors to Lounge, Kitchen/Diner and Cloakroom.

Cloakroom

Suite comprising low level WC and wash hand basin. Window to side.

Lounge

Window to front. Double doors to Kitchen/Diner.

Kitchen/Diner

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob with cooker hood over. Further integrated appliances. Window to rear. French doors to rear. Door to Utility Room.

Utility Room

Sink and base unit with work surfaces over. Plumbing for washing machine. Door and window to side.

First Floor

Landing

Stairs from Ground Floor. Doors to all rooms.

Main Bedroom

Window to front. Built in wardrobe. Door to Ensuite.

Ensuite

Comprising low level WC wash hand basin and shower cubicle.

Bedroom Two

Window to rear. Built in wardrobes.

Bedroom Three

Window to front.

Bedroom Four

Window to rear.

Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over. Window to side.

Outside

Front

Mature shrub borders. Low maintenance. Block paved driveway leading to Single Garage.

Single Garage

With up and over door.

Rear Garden

Fully enclosed. Mainly laid to lawn with patio area.

Agents Note

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.










JURASSIC PARK


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ROGUE







Total floor area 132.4 m² (1,425 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: B

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/CHM306616

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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