GOODMAN WARREN BECK

14 Lansdowne Crescent, Derry Hill,
Calne





















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14 Lansdowne Crescent, Derry Hill, Calne, SN11 9NT

A well-proportioned three bedroom detached bungalow offering comfortable and versatile accommodation, complemented by a driveway, garage and attractive established gardens.
The accommodation includes an entrance hall, a spacious sitting room featuring a fireplace and a large patio doors overlooking the rear garden, allowing plenty of natural light to fill the room. An archway leads through to the adjoining dining area, providing a pleasant space for both everyday dining and entertaining. The kitchen is fitted with a range of white wall and base units.
There are three bedrooms, comprising two comfortable double rooms and a third bedroom, which could equally be utilised as a study or hobby room if required. Externally, the property enjoys a pleasant position, with an established front garden laid mainly to lawn with mature shrubs. A driveway provides off-road parking and leads to the adjoining single garage. To the rear is an attractive and enclosed garden with an area of lawn, established shrub borders, mature hedging and a paved patio area, providing pleasant spaces in which to sit, relax and enjoy the surroundings.

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64 Market Place
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£385,000

Situation
The sought after village of Derry Hill is situated midway between Calne and Chippenham and offers a very good primary school, popular village pub, a well stocked shop/post office, village hall and church. It is also the home of Bowood House and gardens with its adventure playground and championship standard golf course. Chippenham and Calne offer an extensive range of amenities and senior schools. Chippenham has a mainline rail station and M4 J.17 is c.8 miles. There is a regular bus service which runs between Swindon and Chippenham with bus stops on the edge of the village.

Accommodation Comprising:
uPVC door and side panel to:

Entrance Hall
Door to Bedroom three. Glazed door to Sitting Room.

Sitting/Dining Room
Sliding patio doors to the garden. uPVC double glazed window to rear. Fireplace with electric fire, marble surround and hearth and wooden mantle. Two radiators. High level obscure double glazed window to side. Glazed door to Kitchen.

Kitchen
uPVC double glazed window to side. Fitted with a range of matching wall and base units comprising of cupboards and drawers. Rolled edge worksurfaces and tiled splashbacks. Stainless steel double drainer sink unit with chrome mixer tap and separate drinking water tap. Wall mounted boiler. Radiator. Space for under counter fridge and freezer. Space and plumbing for washing machine and dishwasher. Space for cooker. Pantry cupboard. Storage cupboard. uPVC door to garden.

Inner Hall
Doors to Bedrooms One, Two and the Bathroom. Door to airing cupboard. Access to roof space.

Bedroom One
Bow uPVC double glazed window to front. Radiator. Cupboard with hanging rail. Door to Ensuite

Ensuite Wet Room
uPVC double glazed obscure window to side. Shower with fixed shower screen. Wall hung wash basin. Ladder style radiator. Close coupled WC.

Bedroom Two
uPVC double glazed window to front. Radiator.

Bedroom Three
uPVC double glazed window to rear. Radiator.

Bathroom
uPVC double glazed obscure window to side. Panelled bath with mixer tap shower over. Pedestal wash basin. Close coupled WC. Tiled floor. Tiling to principal areas. Ladder style radiator.

Outside

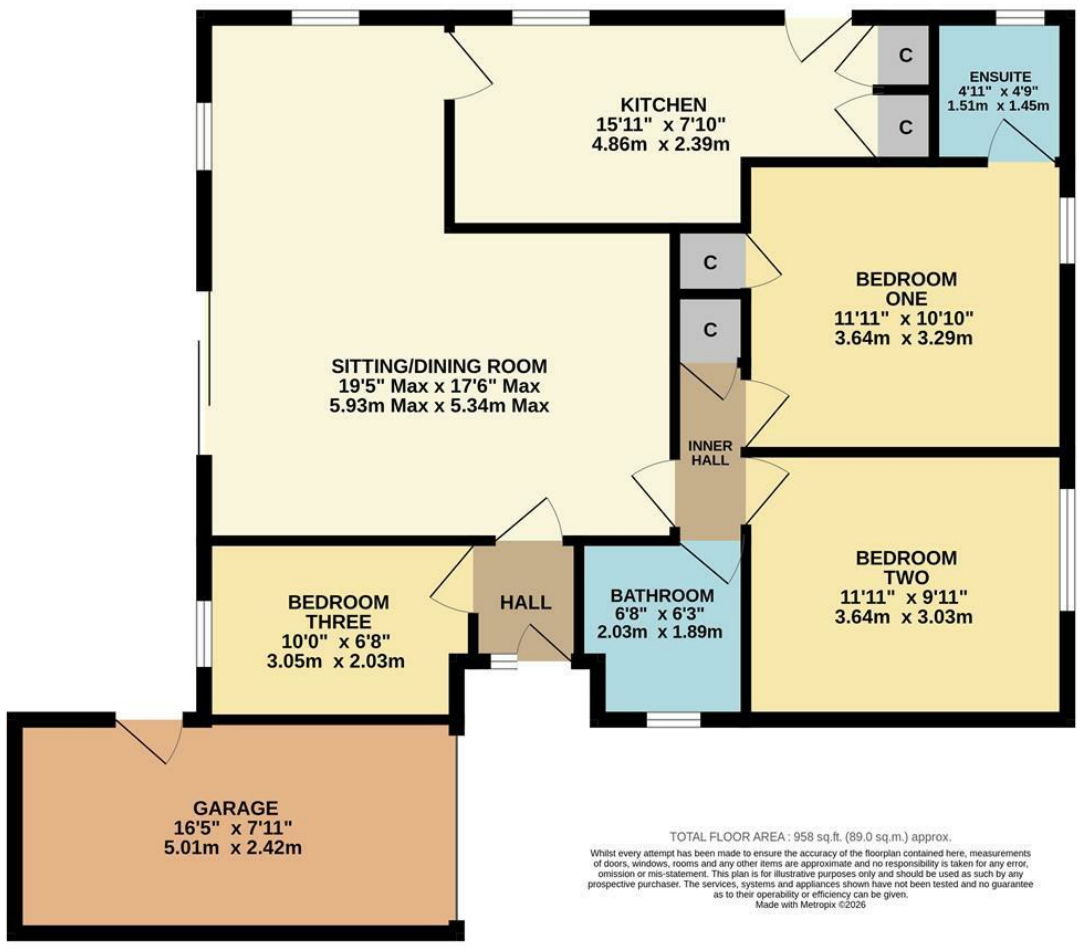
Front Garden
Mainly laid to lawn. Driveway leading to garage.

Rear Garden
Paved seating area leading to lawn with shrub borders. Enclosed by timber fencing and heading. Small pond. The garden extends to the side of the property where there is a timber shed and gated access to the front.

Garage
16'5" x 7'11"
Up and over door. Power and light.

Directions
Take the A4 from Chippenham towards Calne. After c.3 miles turn right onto the A342 towards Devizes. At the top of the hill turn left into Derry Hill then take the first left into Lansdowne Crescent. Follow the road and the property can be found on the right, immediately after the turning into Shelburne Way.

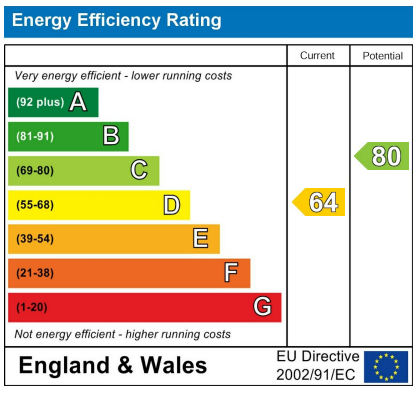
GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) 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 PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

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