





📍 37, Newcroft Road, Calne, Wiltshire, SN11 9EQ

🏠 £240,000

A newly renovated, and beautifully presented, two bedroom semi-detached house, offering stylish and contemporary accommodation, with large rear garden. Offered with No Onward Chain, this property would make a wonderful first home.

- Newly Renovated Home
- Semi-Detached House
- Two Large Double Bedrooms
- Beautifully Appointed Kitchen / Diner
- Newly Appointed Bathroom
- New Flooring Throughout
- New Gas Boiler
- Large Rear Garden with Useful Outside Store
- Gravelled Front Area
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C





Open House - Saturday 31st January, By Appointment Only - Call now!

A fantastic opportunity to purchase a newly rennovated two bedroom semi-detached house, offering stylish and contemporary accommodation throughout, superbly positioned on the popular Northern side of Calne. The property would make the perfect first home, and is offered with the benefit of No Onward Chain.

The accommodation is arranged over two levels; and briefly comprises; entrance area, spacious sitting room, beautifully appointed kitchen / dining room, with door to the rear garden, two large double bedrooms, both benefitting from built-in storage, and finally the newly appointed bathroom.

Externally the property offers a large, private rear garden laid predominantly to lawn, with a very useful outside store, which benefits from heating and lighting, meaning it would make an ideal home office. There is side access to the front, where you will find a useful gravelled area, and further garden space.

Further benefits include:

- New Gas Boiler
- New Flooring Throughout
- Up to Date Electrical Condition Report (EICR)

Furniture including the white goods, are negotiable if required.

#### **Situation**

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. Calne is an expanding North Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at North Wilts and Bowood, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

#### **Property Information**

Tenure: Freehold

Mains Water, Electricity, Gas and Drainage.

Gas Fired Central Heating

EPC Rating: C

Council Tax Band: A



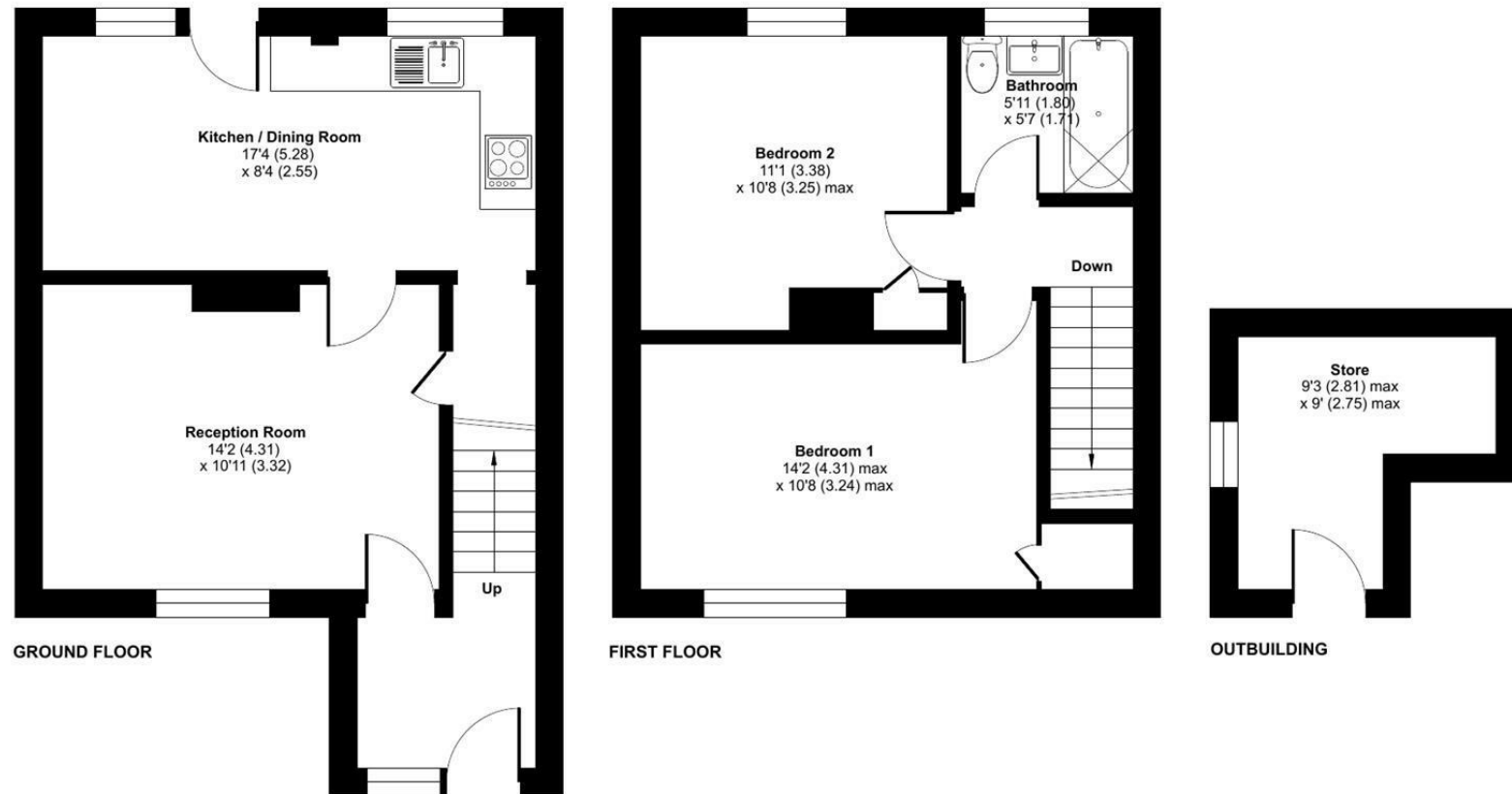
## Newcroft Road, Calne, SN11

Approximate Area = 735 sq ft / 68.2 sq m

Outbuilding = 64 sq ft / 5.9 sq m

Total = 799 sq ft / 74.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Strakers. REF: 1402605

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