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PROPERTY SALES & LETTINGS



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38 Linnet Road, Calne, SN11 9RN

- Impressive Four Bedroom Detached
- Parking For Three Vehicles
- South Facing Garden
- Modern Kitchen/Diner
- Utility Room & Cloakroom
- Two Large Reception Rooms
- Spacious Landing With Office Space
- Three En-Suite Shower Rooms
- Family Bathroom
- Detached Garage & Gated Driveway



38 Linnet Road, Calne, SN11 9RN

£375,000

An excellent opportunity to purchase this impressive and very spacious four bedroom DETACHED family home. Built to one of the larger & rarer designs on this popular Lansdown Park development offering over 1700 sq ft of living accommodation consisting of three en-suites, two 20ft reception rooms, additional office space, a stunning & newly replaced kitchen/diner with utility room, south facing garden and additional parking in front of a detached garage.

This home is immaculate and beautifully presented throughout, offering a good size entrance hallway with staircase to the first floor and downstairs cloakroom, to one side of the ground floor is a dual aspect 20ft living room whilst adjacent is a 20ft kitchen/diner with French doors opening out to the south facing garden and a separate utility room. Upstairs and to the first floor is a large landing space which doubles up to provide a useful study area, a second 20ft lounge, family bathroom and bedroom two with en-suite shower room. The second floor has a further three bedrooms, the master having an en-suite shower and two built in wardrobes whilst bedrooms three and four share a 'jack & Jill' en-suite. To the side is a low maintenance south facing garden with gated access to the drive and a personal door into the garage.

Additional parking has been added to the front to provide off road parking for at least three vehicles, two of which can be kept privately on the gated driveway. Need more garden space for the kids? no problem as outside the front door is a large permanent green.

Further attributes include uPVC double glazing throughout and gas radiator central heating benefiting individual heating controls for each floor. For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.

Virtual Video Tour

A virtual video tour is available on request. For more details email sales@alanhawkins.co.uk or call us on 01793 840222.

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Council Tax - Wiltshire Council

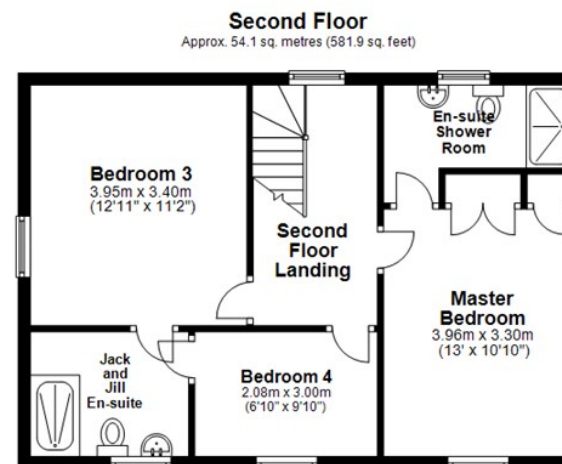
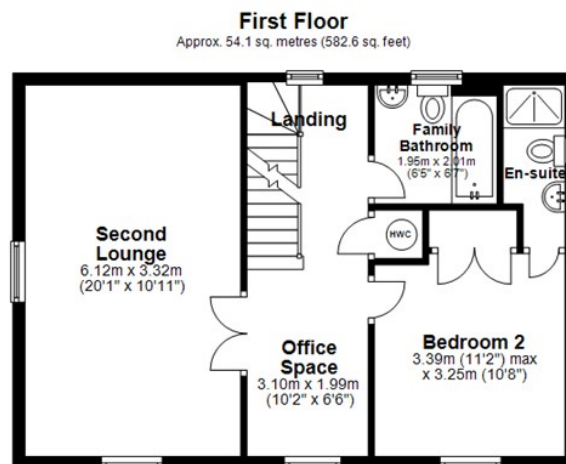
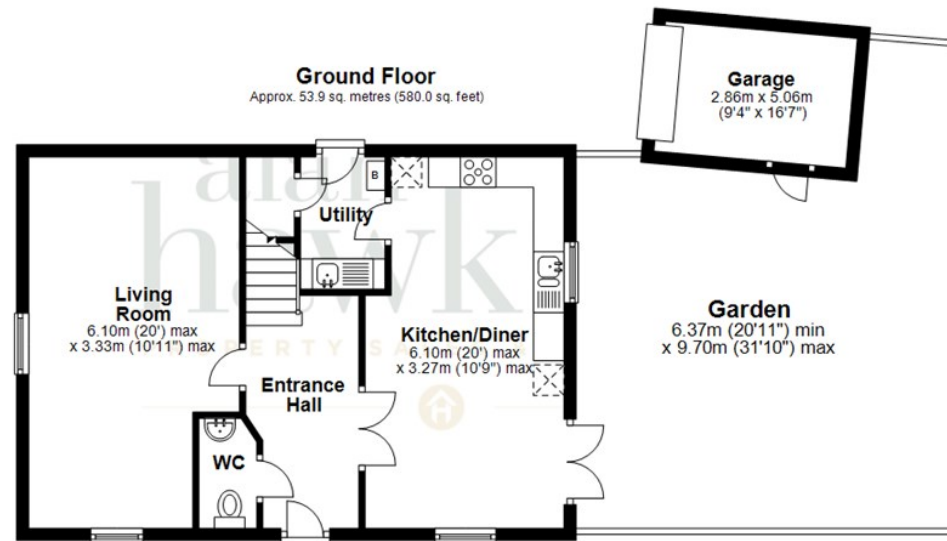
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109











Total area: approx. 162.1 sq. metres (1744.5 sq. feet)

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