



Embry Close, Calne SN11 8QS

Welcome to

Embry Close, Calne

Situated in the charming semi-rural location of Lower Compton, this delightful two bed terraced home offers a living room, kitchen/dining room with patio doors to the enclosed rear garden, two bedrooms and a bathroom. Further benefits include front & rear gardens and parking for two vehicles.

Porch

Entrance to this charming two-bedroom mid-terrace home is via a front door leading into a practical entrance porch, providing useful space for coats, shoes and outdoor wear. A further door opens into the inviting lounge, creating a warm and welcoming first impression of the property.

Lounge

The lounge is a comfortable and welcoming reception room featuring a window to the front aspect, allowing plenty of natural light to flood the space. With ample room for a range of lounge furniture, it provides an ideal setting for both relaxing and entertaining. Stairs rise to the first floor, adding character while making excellent use of the available space.

Dining Room

Accessed directly from the lounge, the dining room is a pleasant space ideal for everyday meals and entertaining. Patio doors open onto the rear garden, allowing plenty of natural light to fill the room and providing a seamless connection to the outdoors. An archway leads through to the kitchen, creating an open and sociable feel, while there is ample space for a dining table and chairs.

Kitchen

The fitted kitchen is well appointed with a range of wall and base units complemented by work surfaces over and a stainless-steel sink/drainers with mixer tap. Integrated appliances include an electric oven and hob with extractor hood over, while there is plumbing for a washing machine and space for a fridge/freezer. A window to the rear aspect enjoys views over the garden, and a wall-mounted boiler is neatly positioned within the room.

Landing

Stairs rise from the lounge to the first-floor landing, which provides access to both bedrooms and the family bathroom. The landing offers a bright and airy feel and serves as the central hub to the first-floor accommodation.

Bedroom One

The principal bedroom is a generously proportioned double room featuring a window to the front aspect, allowing for plenty of natural light. Offering ample space for a range of bedroom furniture, the room provides a comfortable and relaxing retreat, complemented by a radiator for year-round comfort.

Bedroom Two

Situated to the rear of the property, the second bedroom enjoys a pleasant outlook over the garden through a window to the rear aspect. A well-proportioned room, it offers ample space for bedroom furniture and would be equally suited as a guest room, child's bedroom or home office. A radiator completes the accommodation.

Bathroom

The family bathroom comprises a low-level W/C, wash hand basin and a panel-enclosed bath with shower over, providing a practical space for everyday living. A built-in storage cupboard offers useful additional storage for towels, toiletries and household essentials, helping to keep the room neat and organised.





Front Garden

To the front of the property is a small lawned garden with a pathway leading to the front door, creating an attractive and welcoming approach. The area is easy to maintain and enhances the property's kerb appeal while providing a pleasant outlook from the front aspect.

Rear Garden

The rear garden is fully enclosed by wooden panel fencing, creating a private outdoor space ideal for relaxing and entertaining. Designed with low maintenance in mind, the garden is predominantly laid to patio, providing plenty of room for outdoor furniture. Steps lead up to an attractive decked seating area, perfect for enjoying al fresco dining or evening drinks during the warmer months. A useful storage shed completes the garden, offering practical space for tools and outdoor equipment.



Parking

The property benefits from two allocated parking spaces, providing convenient off-road parking for residents and visitors alike. Situated close to the property, the spaces offer practicality and ease of access for everyday living.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer 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 cannot be refunded, even if the property purchase does not go ahead."



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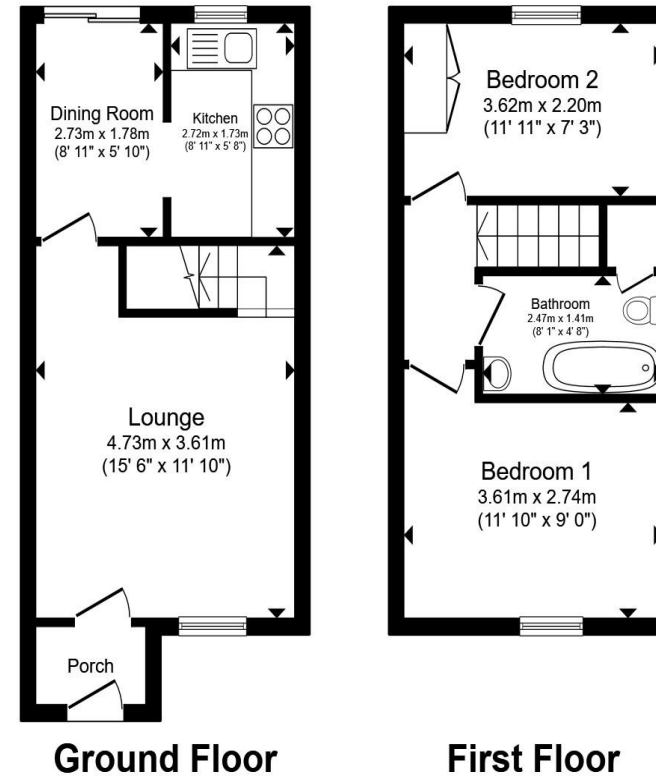
Welcome to

Embry Close, Calne

- Sought After Semi Rural Location
- Delightful Two Bed Terrace Home
- Front Garden & Enclosed Rear Garden
- Allocated Parking for Two Vehicles
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£200,000



Total floor area 56.2 m² (605 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

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Property Ref:
CLN110038 - 0002

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