



Lightning Road, Calne, SN11 8GD

Guide Price **£360,000**

**richard
james**



 4  1  2

* energy efficiency
rating

| B

£360,000 - £380,000

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Located in a tucked away position on this modern development and overlooking mature trees is this chain free four bedroom detached family home with remainder of NHBC warranty.

This property boasts the addition of air conditioning in the master, guest bedroom as well as the Living Room and Kitchen . There is a garage to the side of the property and tandem parking for c.3 cars.

Inside the property briefly comprises entrance hall, cloakroom, living room with bay window, full width kitchen/dining room with French doors onto the landscaped garden with sunken patio area. The first floor offers master bedroom with ensuite, three further bedrooms and family bathroom.

The property is PVCu double glazed and gas central heated.





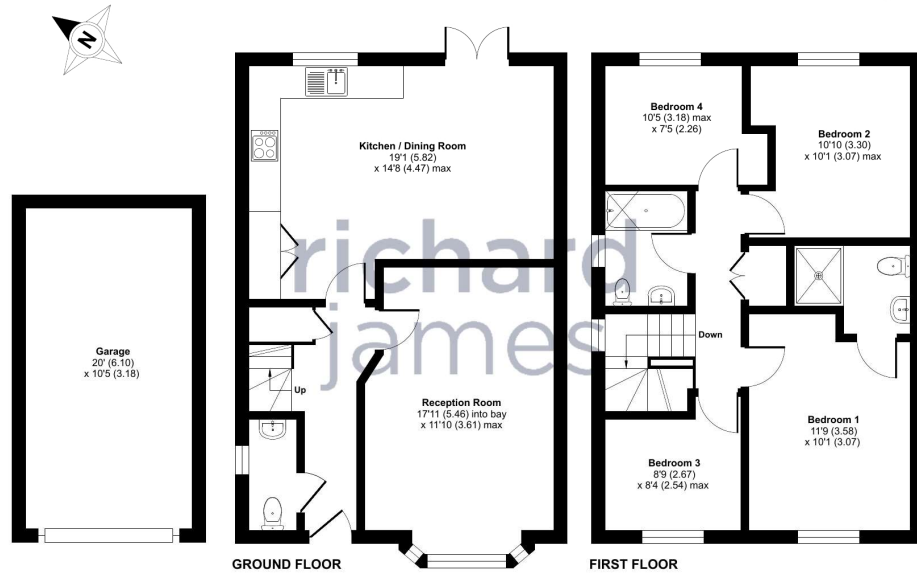


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Approximate Area = 1328 sq ft / 123 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richardjames 2022. Produced for Richard James. REF: 817717.

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