Duncan Street, Calne

Guide Price £215,000

Butfield Breach

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HOME SHOW INSTRUCTION! Placed in a cul-de-sac close to amenities and just a short walk away from the centre of Calne, is a two bedroom home with garage. Internally, the home has recently undergone some home improvements, including a new boiler, bathroom and kitchen. On the ground floor the home offers a porch, spacious living room and a dining kitchen. To the first floor there are two bedrooms with the second having built in storage. The bedrooms are complimented by a family bathroom. Externally the home has a front garden, easy maintenance rear garden, parking and a garage. The home has double glazing, gas central heating and a water softener.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 runs westerly to Chippenham, Bath and the M4 westbound. To the the north is Lyneham, Royal Wootton Basset, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historc Avebury, Silbury Hill and then onto Marlborough. The area is serviced well for for shopping, having the new Tesco superstore and there are multiple facilities, including further supermarkets in Calne centre.

THE HOME:

Outlined as follows:

ENTRANCE PORCH

LIVING ROOM

13'8" x 11'10'0"

Positioned at the front of the home is a bright and airy living room. The living room is of a generous size and can accommodate multiple sofas and display furniture. A door opens to the dining kitchen and stairs rise to the first floor accommodation. Fitted with carpet.

DINING KITCHEN

11'10" x 9'5" (3.61 x 2.87)

A recently fitted kitchen designed to allow space for a dining room table and chairs. The kitchen has been fitted with a range of base and wall cabinets. Inset to the work surfaces is a sink with drainer. Integrated to the kitchen is a water softener, an electric hob with extractor over and an electric over. Space and plumbing allow for a fridge freezer and a washing machine. A window with glass panel door opens out to the rear garden of the home. Tiled finishings, laminate tiled flooring and under counter lighting.

FIRST FLOOR LANDING

From here, doors leads to both bedrooms and the family bathroom. Here is where the loft access is, with a ladder and light.

MASTER BEDROOM

11'10" x 8'7" (3.61 x 2.62)

A generous size master bedroom which can accommodate a double bed, bedside tables and further bedroom furniture. A large window looks out over the rear garden of the home. Fitted with carpet.

BEDROOM TWO

9'10" x 7'0" (3.00 x 2.13)

With a window looking out over the front of the home is a very spacious single bedroom which can accommodate a small double if one required. This bedroom benefits from having bespoke fitted wardrobes built into a natural recess

FAMILY BATHROOM

Complementing the home is a modern family bathroom, consisting of a L shaped bath with power shower over, water closet and a wash basin inset to a vanity with storage under. Tiled finishings and heat chrome towel rail.

EXTERNAL

Outlined as follows:

FRONT GARDEN

A welcoming front garden that is laid mainly to lawn with a path leading to the front entrance of the home.

REAR GARDEN

A fully enclosed easy maintenance rear garden with a gate opening out to the rear access road to the garage. Adjacent from the home is a patio area, an ideal space for dining furniture while the rest f the garden has been laid with artificial grass.

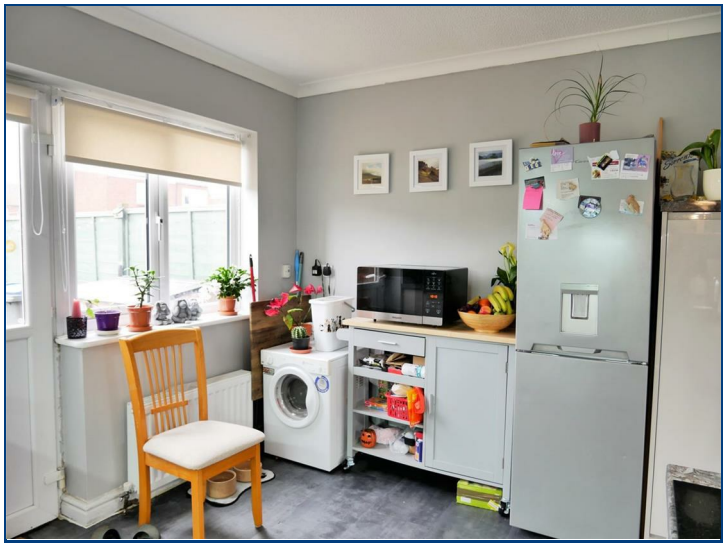
PARKING

To the front of the home there is parking.

GARAGE

To the rear of the home a road gives access to a block of garages. The garage is accessed via an up and over door to the front.

NOTE

Council Tax Band - B

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