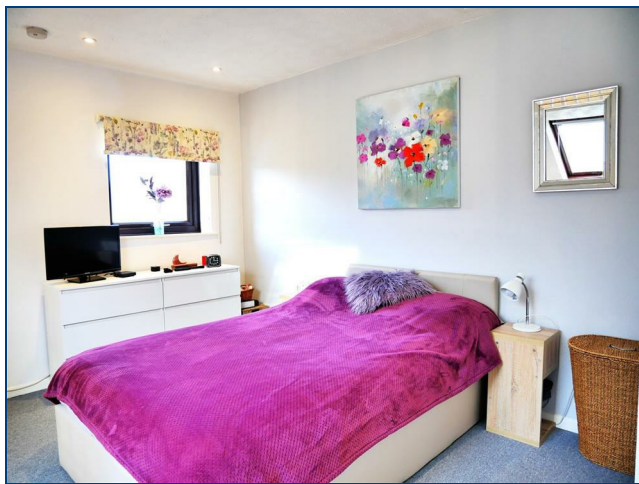




Quarrydale Close, Calne
£189,950



A semi detached home that enjoys a south-westerly garden, off road parking and a secure bespoke built motor bike store. The home has a living room with a 15ft 6 (4.72m) high vaulted ceiling, quality fitted kitchen, modern bathroom and a galleried double bedroom with wardrobes. The enclosed garden has a patio area for outside dining, a flat lawn for relaxing and the store has a secure anchor for a motor bike. The front garden is landscaped with a pretty circular patio and picket fence surround. An outside store is set up for a dryer. The home has gas central heating and double glazing, boarded loft plus there is underfloor heating to the bathroom. Close by are country walks and it is a gentle stroll down to the facilities of the town centre.



LOCATION

The home is placed just to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. Not far from the home is the Heritage Quarter of Calne. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard which has a Bistro. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen.

ACCESS & AREAS CLOSE BY

The home is placed in a cul-de-sac to the south of Calne centre. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, Marlborough and the M4 eastbound. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett, Lyneham and the M4 eastbound. Just to the south is Devizes and routes to Salisbury plus the coast. The No 55 Bus connects Chippenham and Swindon rail stations, taking all the villages and towns in between.

THE HOME

Outlined in a little more detail as follows;

ENTRANCE LOBBY

Doors give access to the bathroom, deep store and it opens out to the living space.

VAULTED LIVING SPACE

12'6 x 10'3 (3.81m x 3.12m)

An impressive living space with a 15 ft6 (4.72m) high vaulted ceiling. French doors open out onto the rear patio and garden- expanding the living space in fine weather. There is room for living room furniture and a balustrade staircase rises up to the first floor. A wide opening gives access to the kitchen which is perfect for interaction with guests. The living room has both internet and Sky television points.

FITTED KITCHEN

12'6 x 6'6 (3.81m x 1.98m)

Quality fitted wall and floor cabinets with tile finishes. Inset is an electric

oven, gas hob and hood over. Space has been allowed for a washing machine, fridge and a freezer. Inset sink and drainer. Tile finishes.

BATHROOM

6'7 x 5'6 (2.01m x 1.68m)

The suite offers a panel enclosed bath with screen, mixer taps and shower attachment. Vanity cabinet with inset basin and a water closet with concealed cistern. Under floor heating and tile floor. Chrome towel rail radiator. Window with privacy glass.

DOUBLE BEDROOM

11'4 x 8'6 plus wardrobe (3.45m x 2.59m plus wardrobe)

The bedroom offers room for a large double bed and extra bedroom furniture. There is a double wardrobe and an airing cupboard housing the gas central heating boiler. There is loft access via a telescopic ladder.

The bedroom looks down over the living space and has a balustrade- helping to form a gallery bedroom. There is a window to the side plus a skylight window.

LOFT

14' x 4'9 approximate floor space (4.27m x 1.45m approximate floor space)

The loft has power and flooring. Restricted head height but offers good storage or other uses.

DRIVE PARKING

There is drive parking for one vehicle. From here you step onto the front garden and a wide gate, suitable for motor bikes gives access to the rear enclosed garden.

FRONT GARDEN

The garden has a pretty picket fence two two sides and a double bin store in matching colour. There is a gravel pathway and a garden gate. The garden features a circular brick patio. There is a storm awning over the front door plus an outside store. There is a historic right of way across the front.

FRONT POWERED STORE CUPBOARD

Adjacent to the front door is a store cupboard with power. The cupboard has a vent for a dryer and could stack a further machine if required.

REAR ENCLOSED GARDEN

The garden area is fence enclosed. A patio area runs along the rear of the home plus down one side. The patios are perfect for outside dining and entertaining. There is a lawn for lounging and a wide concrete path runs from the back gate to the motor bike store. Outside light and an outside tap. The garden has a pleasing south and westerly aspect.

MOTORE BIKE STORE

8'10 x 8'7 maximum and not square (2.69m x 2.62m maximum and not square)

The store has a concrete floor with an anchor to secure a motor bike. There is double door access. The store would make an ideal work shop if power could be provided.



