



**Ogilvie Square, Calne**  
**Price Guide £200,000**



Originally built with three bedrooms, this semi-detached two double bedroom home offers great accommodation and is well positioned in a cul-de-sac within walking distance to the town centre, local amenities, and countryside walks. Internally, the ground floor living space is arranged to be open plan and allows space for cooking, dining and relaxing. Additionally, the home benefits from a utility and garden lobby for storage. On the first floor, there are two double bedrooms and a separate bathroom and water closet. Externally there is a rear enclosed garden with side access, which has been arranged for easy maintenance.



### **ENTRANCE PORCH**

**5'07" x 2'09" (1.70m x 0.84m)**

Upvc porch with a door that leads into the entrance hall.

### **ENTRANCE HALL**

Upon entering the home, the entrance hall leads to the living dining kitchen and stairs rise to the first-floor landing. A door gives access to a storage cupboard.

### **KITCHEN DINING LIVING**

**27 x 11'8" (max) (8.23m x 3.56m (max) )**

The downstairs accommodation offers open-plan living space to accommodate the whole family and allows natural areas for cooking, dining and relaxation. Wood effect lino throughout. Outlined in further detail as follows:

### **KITCHEN**

**10 x 8 (3.05m x 2.44m )**

With two windows overlooking the front of the home, the fitted kitchen has wall and base cabinets with a sink, electric hob with extractor fan over, oven, and space and plumbing that allows for a washing machine.

### **DINING AREA**

Space allows for a dining room table and chairs.

### **LIVING ROOM**

**11'01" x 11'08" (3.38m x 3.56m)**

The living room can happily accommodate numerous sofas and other items of living room furniture. Patio doors open to the rear garden and a further door opens to the garden lobby.

### **GARDEN LOBBY AND UTILITY**

**3'10" x 6'04" (1.17m x 1.93m)**

A door from the living room leads to this garden lobby. A further door leads to the rear garden and there is access to a large utility cupboard with a sink and the potential to convert back into a downstairs cloakroom. Currently, space allows for a tumble dryer. Gas central boiler is located here.

### **FIRST FLOOR LANDING**

The first-floor landing leads to the bathroom, water closet, and bedrooms.

### **BEDROOM ONE**

**15'11" x 11'02" (4.85m x 3.40m)**

Originally built as a three-bed, this room could be used to suit a buyer's needs. Currently bedroom one is a spacious room that can accommodate multiple beds and furniture. The room also benefits from a built-in wardrobe. Two windows view over the rear garden of the home.

### **BEDROOM TWO**

**13'01" x 10" (3.99m x 3.05m)**

Located at the front of the home, bedroom two has a single built-in wardrobe and can accommodate a double bed with further furniture.

### **WATER CLOSET**

**5'04" x 2'07" (1.63m x 0.79m)**

White water closet. Fitted with a radiator and glazed window.

### **BATHROOM**

**5'04" x 5'03" (1.63m x 1.60m)**

Panel-enclosed bath with shower over with glass panel door and a pedestal sink. Tile finishings to the walls and floor, fitted with a radiator and two glazed windows.

### **EXTERNAL**

Outlined as follows

### **REAR GARDEN**

The garden is of a good size and enclosed by a recently fitted fence with a side access gate. Storage shed. Laid to shingle and patio for easy maintenance.

### **FRONT GARDEN**

Mature hedging and shingled.

### **N.B**

There is on-street parking to the side and front of the property.



