



**Poppy Close, Calne**  
**Offers In Excess Of £250,000**



Vacant possession and No Chain! Placed in a cul-de-sac, North of Calne, close to the open countryside, schools, and amenities, is this spacious three-bedroom semi-detached home. The property is well-presented and has undergone many upgrades in recent years. Internally, there is an entrance hall, cloakroom, stylish kitchen with integrated appliances, as well as an open planing living-dining room with French doors opening out to the rear garden. On the first floor, there are three bedrooms, two of which have fitted wardrobes, as well as a modern white suite bathroom. Externally, there is an excellent-sized, southerly exposed garden, parking, and a garage. Gas Central heating and double glazing.



## ACCESS & AREAS CLOSE BY

A short distance from the bypass which is convenient for routes towards Chippenham and the M4 westbound or east through Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound. South of Calne opens routes towards Devizes and Marlborough passing some of Wiltshire's most beautiful countryside.

## LOCATION

Placed on the desirable estate ideally placed for access to multiple primary schools, a secondary school, local shops, a pharmacy, and a doctor's surgery. There is a mixture of detached and semi-detached homes of different styles. The centre of Calne is a gentle walk away with multiple facilities. The town is of Historic significance and has a Heritage Quarter with Norman Church, Merchant Green and the River Marden. Calne is the home of Wiltshire Ham and the Discovery of Oxygen.

## THE HOME

Outlined in more detail as follows:

### ENTRANCE HALL

Upon entering the home via a glazed composite door, you come to an entrance hall. From here, balustrade stairs rise to the first-floor accommodation and doors open to the kitchen, living-dining room, and cloakroom. Carpeted flooring.

### CLOAKROOM

**5'10 x 2'11 (1.78m x 0.89m)**

Complementing the ground floor accommodation is a cloakroom, consisting of a water closet and a wall-hung wash basin. Tiled finishing. A window with privacy glass opens out over the front of the home.

### KITCHEN

**8'8 x 8'6 (2.64m x 2.59m)**

Fitted in recent years, is a modern kitchen, fitted with a range of wall and base cabinets. The kitchen

benefits from having many integrated appliances, including a microwave, washing machine, dishwasher, fridge freezer, as well as a mid-height double oven and a gas hob with extractor over. Beneath a window looking out over the front of the home, set into the wooden work surfaces, is a stainless steel sink. Laminate flooring and tiled finishings.

### LIVING DINING ROOM

Leading on from the entrance hall you come to this impressive open plan living space. Designed to allow natural areas for lounging and dining. Fitted with carpet.

### LIVING AREA

**12' x 10'6 (3.66m x 3.20m)**

This section of the room can accommodate multiple sofas and display furniture. A window looks out over the rear garden.

### DINING AREA

**10'4 x 7'11 (3.15m x 2.41m)**

With French doors opening out to the rear garden, expanding the living space during the warmer months is the dining area. Space allows for a dining room table and chairs. A door opens to storage beneath the stairs.

### FIRST FLOOR LANDING

A balustrade landing, where doors open to all three of the bedrooms and the family bathroom. A further door opens to an airing cupboard. Here is where the loft hatch is located.

### PRINCIPAL BEDROOM

**10'7 x 9'3 (3.23m x 2.82m)**

With a window looking out over the front of the home, is the principal bedroom. Space allows for a double bed and further bedroom furniture. Carpeted flooring.

### BEDROOM TWO

**8'11 x 9'2 (2.72m x 2.79m)**

Bedroom two allows for a double bed and further bedroom furniture. This room also benefits from having a built-in wardrobe. A window looks out over the rear garden. Carpeted flooring.

### BEDROOM THREE

**10'2 x 8' (3.10m x 2.44m)**

Also with a window enjoying views out over the rear garden is bedroom three. Space allows for a single bed and further bedroom furniture. This room would also make a great home office. Fitted wardrobe. Carpeted flooring.

### FAMILY BATHROOM

**6'2 x 6' (1.88m x 1.83m)**

The family bathroom consists of a paneled enclosed Jacuzzi bath with a dual shower over, a water closet, and a wash basin inset to a vanity unit. A window with privacy glass opens out over the front of the home. Tiled finishings

### EXTERNAL

Outlined in more detail:

### REAR GARDEN

Adjacent to the living dining room is an excellent sized, southerly exposed rear garden. The garden is laid to lawn, with a generous sized patio and decked area, ideal for dining and lounging furniture during the warmer months. A gate leads through to the driveway and a pedestrian door opens to the garage.

### GARAGE

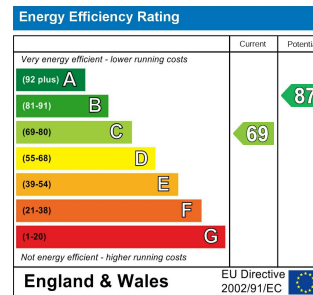
Accessed via an up and over door from the driveway or from a pedestrian door from the rear garden. Fitted with power and light.

### PARKING

To the front of the garage is a driveway allowing parking.







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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