



Wenhill Heights, Calne
£330,000



NO CHAIN. Placed within walking distance of the town centre, schools, and the open countryside, is this well-presented, three-bedroom detached home. The home has undergone upgrades in recent years, including windows and doors, a boiler, and flooring. Internally on the ground floor, there is an entrance hall, dual aspect living room with a log burner, a cloakroom, and a dual-aspect dining kitchen. On the first floor, there are three bedrooms, two of which are double, and the principal bedroom has a shower room. There is also a modern family bathroom. Externally, there is a welcoming front garden, a rear garden, and a garage with parking to the front. Gas central heating and double glazing.



ACCESS & AREAS CLOSE BY

The home is well positioned for access routes for the commuter and for those wishing to take in Historic places. To the east along the A4 is Cherhill White Horse, Historic Avebury and Marlborough. West along the A4 leads you to Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett, Swindon and the M4 eastbound to London. For those without a vehicle there is an excellent bus service connecting Chippenham through Calne to Swindon and their mainline train stations.

THE AREA

Close to the home is Castlefields Park which then leads onto idyllic country walks. The centre of Calne is a gentle walk away offering a multitude of facilities on the doorstep. The Heritage Quarter of Calne is close by. This area features the iconic Merchant Green, Norman Church, River Marden, and the pretty shops of Church Street. The market town of Calne is famous for the discovery of Oxygen (with experiments at the 'Doctor's Pond') the early settlement of Flemish Weavers and Wiltshire Ham.

THE HOME

Outlined in more detail:

ENTRANCE HALL

6'6" x 5'7" (1.98 x 1.70)

Upon entering the home, you come to a spacious entrance hall, where stairs rise up to the first-floor accommodation. Doors lead through to the dining kitchen and to the living room. Double doors open to a storage cupboard and space allows for display furniture. LVT flooring.

DUAL ASPECT LIVING ROOM

15'10" x 10'6" (4.83 x 3.20)

Following on from the entrance hall, you come to the dual-aspect living room. Space allows for multiple sofas and display furniture around a working log burner. A window looks out over the front of the home and patio doors open out to the rear, expanding the living space during the warmer months. Doors lead back to the entrance hall and to the rear lobby. LVT flooring.

DINING KITCHEN

19'10" x 8'6" (6.05 x 2.59)

From the entrance hall or from the garden lobby, you come to a dual-aspect dining kitchen. The room has been

arranged allowing natural areas for dining and cooking, making a pleasant space for those who like to entertain. The kitchen has been fitted with a range of wall and base cabinets with a peninsular unit creating a natural divide. Integrated into the kitchen is a gas hob and an electric oven. Beneath a window looking out over the rear garden is a sink with a drainer. Space and plumbing allow for a washing machine, under under-counter fridge, and a fridge freezer. Further space allows for a dining room table and chairs. A window opens out over the front of the home. LVT flooring.

GARDEN LOBBY

4'3" x 3'2" (1.30 x 0.97)

Following on from the living room and from the dining kitchen is the rear lobby. From here a door opens to the cloakroom and a glazed door opens out to the rear garden.

CLOAKROOM

5'8" x 4'4" narrowing to 2'8" (1.73 x 1.32 narrowing to 0.81)

Complimenting the ground floor accommodation is a water closet and a vanity unit with an inset wash basin. Tiled finishings.

FIRST FLOOR LANDING

A balustrade landing, where doors open to all three of the bedrooms, as well as the family bathroom. A window opens out over the rear garden, filling the room with natural light.

PRINCIPAL BEDROOM

15'6" x 9'3" (4.72 x 2.82)

With a window looking out over the front of the home, is the principal bedroom. Space allows for a king-size bed, bedside tables, and further bedroom furniture. The room benefits from having fitted wardrobes. A door leads through to the shower room.

SHOWER ROOM

6'2" x 2'9" (1.88 x 0.84)

Complimenting the principal bedroom is this newly fitted shower room, which consists of a shower cubical and a wash basin. A window with privacy glass opens out over the side of the home. Tiled finishings.

BEDROOM TWO

10'9" x 8'3" (3.28 x 2.54)

Also having a window looking out over the front of the home,

is bedroom two. Space allows for a double bed, bedside tables, and further bedroom furniture. A door opens to an airing cupboard.

BEDROOM THREE

7'9" x 7'6" (2.36 x 2.29)

With a window looking 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.

BATHROOM

6'10" x 6'1" (2.08 x 1.85)

Fitted in recent times, is this modern white suite family bathroom. The bathroom consists of a panel-enclosed bath with a shower, a pedestal wash basin, and a water closet. A window with privacy glass opens out over the rear garden of the home. Tiled finishings.

EXTERIOR

Outlined in more detail as follows:

FRONT GARDEN

The front garden is welcoming and mainly laid to lawn with a path leading to the front entrance and to a side gate allowing access to the rear garden.

REAR GARDEN

Adjacent to the home is a generous area laid to patio, ideal for lounging and dining furniture during the warmer months. The rest of the garden is laid to lawn with hedging and shrubs to the boarders. A pedestrian door allows access to the garage and a path takes you to the side of the home where a gate allows access to the front.

PARKING

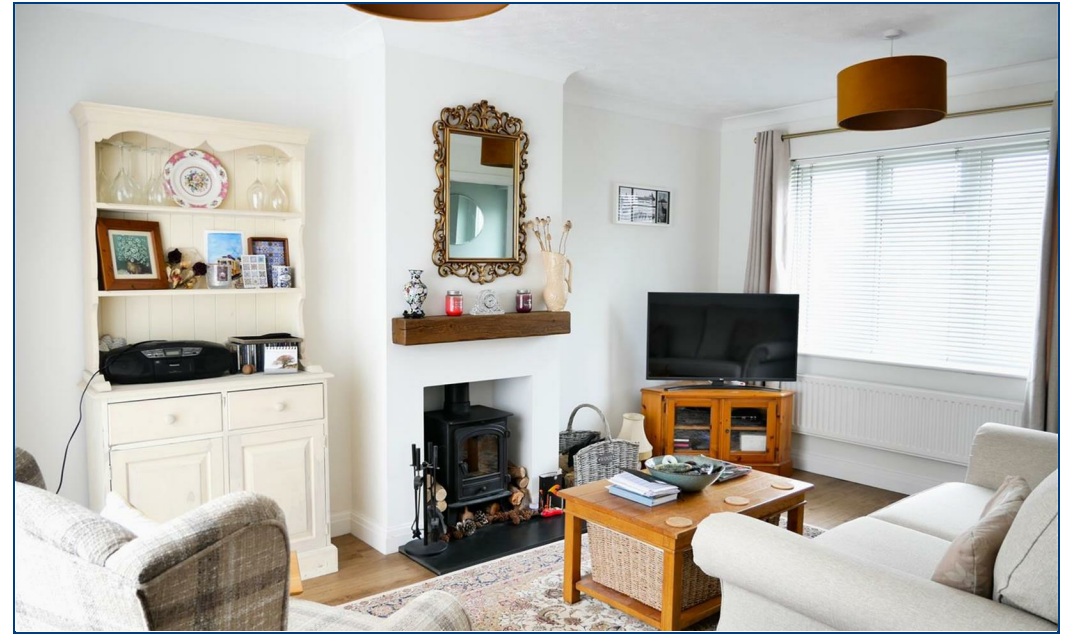
Placed to the front of the garage is a driveway.

GARAGE

Accessed via an up-and-over door from the front of the home, or from a glazed pedestrian door from the rear garden. Fitted with power and light.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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