



Westerham Walk, Calne
£185,000



NO CHAIN & VACANT POSSESSION!

A semi-detached home that has the advantage of off-road parking, a southerly garden, and a large open-plan living space. The first floor bedroom enjoys far reaching views and is complemented by a dressing area and an en-suite bathroom.

The ground floor living space is an impressive 21ft 3" x 14ft 3" (6.48m x 4.34m) and offers natural lounging and kitchen dining areas. There is the bonus of gas central heating and double glazing. The home is placed in a location that has country walks close by and is a fairly easy walk down to the town centre, River Marden, and to the Heritage Quarter.



LIVING SPACE

21'3 x 14'3 narrowing to 11' (6.48m x 4.34m narrowing to 3.35m)

An open plan living space with two windows looking out to the front. There room offers natural lounging and kitchen dining areas. To one side of the room is a kitchen dining area with a selection of wall and floor cabinets with work surfaces. There is space for a cooker, washing machine and a fridge freezer. Inset stainless steel sink and drainer.

LOCATION

The home is placed on a residential development near to the Heritage Quarter of Calne. Close by is the famous 'Doctor's Pond' which was key in the discovery of Oxygen. It is a gentle

stroll to the multiple facilities of the town centre, Merchants Green, Norman Church, Quaint Shops of Church Street and the River Marden.

Very close by a walks along the river and to countryside beyond. Direct access onto the National Cycle Route.

ACCESS & AREAS CLOSE BY

From the home there are routes westerly to Chippenham, Bath and the M4 westbound. To the the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. East along the A4 takes you to Historic Avebury, Cherhill White Horse and Marlborough. South iare the market towns of Devizes and Melksham.

The number 55 bus and links the train stations of Chippenham and Swindon- taking in all the villages and towns in between.

LOUNGE AREA

The room can happily accommodate a number of sizeable sofas and further items of living room furniture. A staircase rises to the first floor and there is under stairs storage. Feature brick pillar.

KITCHEN DINING AREA

To one side of the room is a kitchen dining area with a selection of wall and floor cabinets with work surfaces. There is space for a cooker, washing machine and a fridge freezer. Inset stainless steel sink and drainer.

FIRST FLOOR LANDING

A door opens to the double bedroom. Window.

DOUBLE BEDROOM

11'9 x 10'9 (3.58m x 3.28m)

A window offers far reaching views that include the Church Spire of St Marys Church. There is room for a double bed, wardrobes and further furniture. There is a deep cupboard housing the gas central heating boiler 4'10 x 3'(1.47m x 0.91m). There is a wide opening to a dressing area.

DRESSING AREA

6'6 x 4'2 (1.98m x 1.27m)

This area has space for bedroom furniture. Door to the bathroom.

BATHROOM

6'3 x 6'2 (1.91m x 1.88m)

The suite offers a panel enclosed bath with mixer taps, a shower attachment and a shower screen. Water closet and a wash basin. Chrome towel rail radiator. Window with privacy glass and tile finishes. Large dresser mirror.

EXTERIOR

DRIVE PARKING

To the front of the home is a tarmac drive that can park one vehicle.

GARDEN

A garden area wraps around the front and side of the home. There is a lawn and patio area and ornamental wall surround. The garden enjoys both southerly and westerly aspects. Outside store.



