

Magnolia Rise, Calne

£220,000

Butfield Breach



Magnolia Rise, Calne
£220,000

Available with vacant possession and no chain!
A two double bedroom home with off street parking and a good-sized enclosed south-east facing rear garden. The home is placed towards the end of a quiet cul-de-sac, located only a gentle walk from the town centre, close to Calne Leisure Centre and open countryside walks.
Internally the first floor of the home features a family bathroom and two double bedrooms. To the ground floor there is a fitted kitchen to the front and a spacious living dining room with patio doors that open to the rear garden. Externally the property benefits from an enclosed rear garden with good privacy, a hedge bordered front garden and off street parking to the side. Electric heating and double glazing.







Calne and Surrounding Area
Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets, and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and Dental surgeries with three leisure centers with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

Location
The home is placed just to the south of Calne centre, in a peaceful and sought-after cul-de-sac location. There are country walks close by and it is a gentle stroll to the multiple facilities of the town, schools, a leisure centre and a convenient Asda Express store.

Entrance Hall
The entrance hall gives access to the fitted kitchen and living dining room. There is ample space for coat and shoe storage.

Kitchen
9'11 x 7'11 max
A fitted kitchen with a range of base and wall cupboards with laminate work surfaces over. Integrated electric hob and fan oven. A stainless steel drainer sink is positioned beneath a window that views out over the front garden. There is space to accommodate a washing machine, tall fridge freezer and a further under-counter appliance. Vinyl flooring.

Living Dining Room
14'3 x 11'10
A spacious room which can happily accommodate living room furniture and a moderate dining set. A sliding door opens to the rear garden which helps expand the living space during the warmer months. Carpeted flooring.

Upstairs Landing
The first floor landing leads to both bedrooms and the bathroom. A wndow views out to the side of the home.

Bedroom One
11'11 x 10 max
Bedroom one is spacious and will allow for a kingsized bed, wardrobes and further bedroom furniture. A window views to the front. Fitted with carpet. The airing cupboard is situated here, which houses the hot water tank. Loft access.

Bedroom Two
11'11 x 8'8
Bedroom two is also an excellent sized double bedroom with a window that views over the rear garden. Fitted with carpet.

Bathroom
The modern bathroom suite comprises a panel bath with electric shower over and glass splash screen, a vanity wash basin and concealed cistern WC. Vinyl flooring and tiling to the walls.

Front Garden
The front garden is laid to lawn and enjoys excellent privacy from tall hedging.

Rear Garden
Of an excellent size, the south-east facing rear garden is fully fence-enclosed and has good privacy. There is a paved patio adjacent to the patio doors, perfect for al fresco dining. The remainder is laid to lawn with some mature planting to the borders. Timber shed. There is a side access gate to the front garden and driveway.

Off Road Parking
There is off road parking for up to two cars at the side of the home, adjacent to the front door.

Services
The property is heated with electric storage heaters downstairs and electric wall heaters to the bedrooms.

Mains water and drainage.

Council Tax Band B.







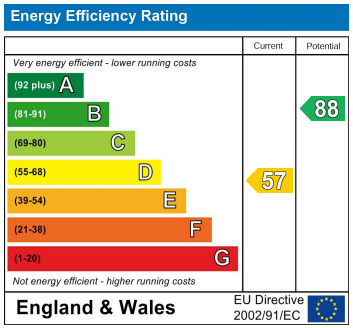
2 The Square, Calne, Wiltshire, SN11 0BY
T: 01249 821110
F: 01249 822457
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.