



**Long Barrow Road, Calne**  
**£295,000**





**NO CHAIN, VACANT POSSESSION!** Situated on the highly desirable development Curzon Park and just a short walk from the town centre, open countryside and bus links, is this two bedroom detached bungalow. Internally, there is an entrance hall, triple aspect living dining room, kitchen and a garden room. There are also two bedrooms, one of which benefits from having built-in wardrobes. There is also a bathroom. Externally, there is a front garden, easy maintenance rear garden, garage and parking. Gas central heating and double glazing.





## ACCESS & AREAS CLOSE BY

The home is on the doorstep of country walks and Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## LOCATION

The home is placed moments from Calne centre and in a development of mainly bungalows. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Calne centre has supermarkets, bistros, restaurants, and a good selection of independent shops. There are numerous medical centers and pharmacies also. Recent times have seen the opening of a Tesco Superstore on the edge of town and the area has numerous primary schools plus a secondary school. A brief outline of the accommodation is as follows:

## THE HOME

Outlined in more detail:

## ENTRANCE HALL

Upon entering the home via a glazed door, you come to an entrance hall. From here, a further glazed door opens through to the living dining room. Carpeted flooring.

## LIVING DINING ROOM

**20'3 x 13'7 narrowing to 9'4 (6.17m x 4.14m narrowing to 2.84m)**  
Following on from the entrance hall you come to a bright and airy, triple aspect living dining room. The room has been arranged allowing natural areas for lounging and dining. To the front of the room, space allows for sofas and display furniture around a stone exposed chimney breast. A window looks out over the front and side of the home. Further space allows for dining room table and chairs. Patio doors open through to the garden room and glass panelled doors lead through to the kitchen and the inner hall. Carpeted flooring.

## KITCHEN

**12'1 x 7'10 (3.68m x 2.39m)**

The kitchen has fitted wall and base cabinets with a door opening to a pantry cupboard. Space allows for an under counter fridge, freezer and washing machine, as well as a cooker. Beneath a window enjoying views out over the rear garden is a sink and half with drainer. A glazed door leads out to the rear garden. Tiled finishings.

## GARDEN ROOM

**9' x 7'11 (2.74m x 2.41m)**

With patio doors opening out to the rear garden, expanding the living space during the warmer months is the garden room. Space allows for lounging furniture.

## INNER HALL

Following on from the living dining room, you come to the inner hall, where doors open to both of the bedrooms as well as the bathroom.

## PRINCIPAL BEDROOM

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

With a window looking out over the front of the home is the principal bedroom. Space allows for a double bed, bedside tables and further bedroom furniture. The room also benefits from having a bank of fitted wardrobes. Carpeted flooring.

## BEDROOM TWO

**9'10 x 8' (3.00m x 2.44m)**

Space allows for a single bed and a range of further bedroom furniture. A window enjoys views out over the rear garden making this an ideal hobby room. Carpeted flooring.

## BATHROOM

**8'8 x 6'3 (2.64m x 1.91m)**

The bathroom consists of a panel enclosed bath with shower over, water closet and a wash basin inset to a vanity unit. A door opens to an airing cupboard and a window with privacy glass opens out over the front of the home. Tiled finishings.

## EXTERNAL

Outlined in more detail:

## FRONT GARDEN

The front of the home has been designed for the ease of maintenance, with a few ornamental trees, hedging and raised flower beds. A path leads to the front entrance.

## REAR GARDEN

Adjacent from the kitchen or from the garden room is the rear garden. There are multiple areas laid to patio, ideal for lounging and dining furniture during the warmer months. There are flower beds, ornamental hedging and plants. Steps rise up to the rear access, where the garage and parking is located.

## GARAGE

Accessed via an up and over door from the front of the driveway.

## PARKING

To the front of the garage is a driveway.





