



Water Mint Way, Calne
£290,000



This charming three-bedroom family home offers modern upgrades, an enclosed rear garden, and a garage with driveway parking. Located in a quiet cul-de-sac close to green spaces and just a short walk to the town center and local primary schools.

The ground floor of the home boasts a welcoming entrance hall, guest cloakroom, modern dining kitchen, living room with patio doors to the garden, and useful storage cupboards. Upstairs, there are two generously sized double bedrooms and a versatile third bedroom, ideal as a single room or home office. All rooms benefit from built-in storage. Additional benefits include a garage with power and light, driveway parking, and a fully enclosed rear garden. Double glazing throughout and a gas combi boiler.



Calne & Surrounding Areas

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 centres 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 on a pretty residential estate that is proving to be an extremely desirable location to live. There is a mixture of homes of different styles and green open space nearby. The centre of Calne is a gentle walk away with multiple facilities and countryside on the doorstep.

Entrance Hall

Upon entering the home doors open to the guest cloakroom, kitchen, and living room. Stairs rise to the first-floor landing while there is storage space for outdoor ware underneath.

Cloakroom

Water closet with vanity wash basin. Privacy glazed window to the front. Tiled finishings.

Dining Kitchen

10'9" x 9'3" (3.28m x 2.82m)

With ample space for a dining table and chairs. The recently fitted 'Wren' kitchen comprises contemporary wall and base sage green cabinets with laminated worktops over, with a range of quality integrated goods including; chest height oven with microwave above, fridge/freezer, dishwasher, gas hob with extractor hood over and under the window overlooking the front garden of the home is the double sink with mixer tap. There is space and plumbing for a free-standing washing machine. Finishings include subway tiling splashback with wood effect flooring.

Living Room

16'0" x 12'2" (4.88m x 3.73m)

The living room is bright and spacious and can easily accommodate multiple sofas and display furniture. There are patio doors that open into the rear garden, expanding the living space during the warmer months. There is also the benefit of an understairs storage cupboard.

Landing

Doors open to all three of the bedrooms and the family bathroom. Naturally bright with a window to the side of the home. There is also an airing cupboard that houses the wall mounted combination boiler.

Bedroom One

10'11" x 9'3" (3.33m x 2.84m)

With space to allow for a king-size bed and bedside tables, along with further furniture. There is also the added benefit of double built in wardrobes. A window opens over the rear garden.

Bedroom Two

10'0" x 9'4" (3.07m x 2.87m)

This bedroom can accommodate a double bed and further storage furniture, with the added benefit of a built in wardrobe. A window opens over the front of the home.

Bedroom Three

8'5" x 6'5" (2.57m x 1.96m)

A generous single bedroom or ideal as an office. There is a built-in cupboard for extra storage. Window to the front.

Family Bathroom

A modern family bathroom with panel panel-enclosed bath, a shower over, and a glass screen. vanity wash basin and water closet. The room is finished with wall and floor tiling, a chrome towel radiator and a privacy glazed window to the rear.

Gardens

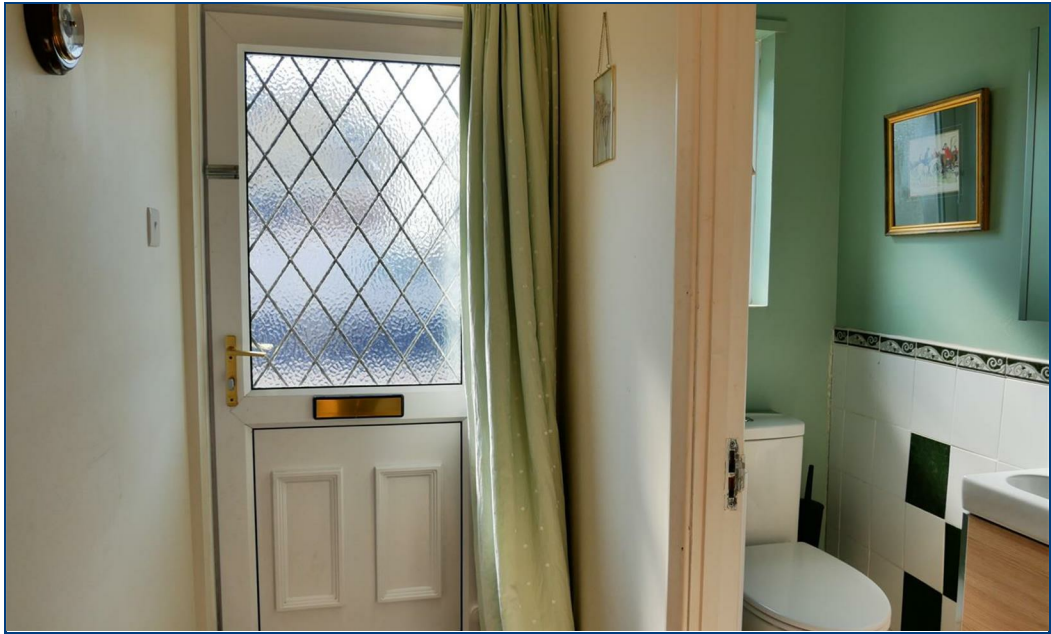
An enclosed rear garden with gated side access. The garden offers a flat lawn with planted borders and a large patio for outdoor entertaining and furniture. The home offers a pretty front garden with lawn and planting, and an extra shingled area.

Garage & Parking

The garage has an up and over door with power and lighting and a pedestrian door from the side, with parking in front on a tarmac drive.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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