



Newbury Avenue, Calne
Asking Price £240,000



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NO CHAIN & VACANT POSSESSION! A lovely two-bedroom home in the popular Lansdowne Park location with the benefit of a garage, parking, and an enclosed landscaped garden. On the ground floor, the accommodation comprises a well-proportioned Dining Kitchen, that overlooks the garden, a lounge with a bay window, and the added bonus of a downstairs guest cloakroom. On the first floor, the bedrooms are complemented by a shower room to the master and family bathroom. Gas central heating and Double glazing.



LOCATION

The home is placed on a residential estate to the north of Calne centre. Within a short walking distance is a local primary school, medical centre, pharmacy, a park and a Tesco Express supermarket. The facilities of Calne centre, a leisure centre and the new Tesco Superstore are also within easy reach and a flat walk away.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath, and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon, and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops, and the river Marden. The south side of Calne has a further leisure centre with a swimming pool. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill, and then onto Marlborough.



ENTRANCE LOBBY

4'10 x 3'7 (1.47m x 1.09m)

Doors give access to the living room and to the guest cloakroom.

GUEST CLOAKROOM

4'10 x 2'6 (1.47m x 0.76m)

There is a water closet and a wash basin. Extractor fan. Hardwood Flooring.

LIVING ROOM

15'10 x 13'7 narrowing to 8'6 (4.83m x 4.14m narrowing to 2.59m)

The room has the focal point of a bay window to the front. A door opens to the dining kitchen and stairs rise to the first floor. There is room for sofas and further items of furniture.

DINING KITCHEN

13'8 x 9'3 (4.17m x 2.82m)

The room is arranged to offer space for a dining table and chairs. There is a selection of fitted wall and floor cabinets with work surfaces. Inset hob with a hood over and an oven. There is room for a fridge freezer and space for a washing machine. A window looks out over the rear garden of the home with French doors opening out onto the shingle section of the garden.

FIRST FLOOR LANDING

Doors to the bedrooms and the bathroom. Access to the loft. Balustrade.

MASTER BEDROOM

13'1 x 10'3 (3.99m x 3.12m)

A window looks out to the front. There is room for a large double bed and extra bedroom furniture. Opening to the shower room. Airing cupboard.

MASTER SHOWER ROOM

6'7 x 3'3 (2.01m x 0.99m)

Window with privacy glass. Wash basin. Recessed shower cubicle. Light and shaver point.

BEDROOM TWO

11' x 7'3 (3.35m x 2.21m)

A window looks out over the rear garden. Bedroom two can accommodate a double bed and further furniture if required, it would make a generous office or single bedroom.

BATHROOM

6'1 x 5'6 (1.85m x 1.68m)

Window with privacy glass and tile finishes. Panel-enclosed bath with mixer taps and shower attachment. Wash basin and a water closet. Display shelf. Light and shaver point.

ENCLOSED REAR GARDEN

A safe enclosed garden that has a Shingled area for outside seating and there is a flat lawn area. From the garden, there is a glazed door to the garage.

GARAGE

16'10 x 8'6 (5.13m x 2.59m)

Roller door access from the drive. Power and light. The eaves offers storage possibilities.

DRIVE PARKING

A tarmac drive is placed to the rear of the home.

NOTE

Council Tax Band - B

