



**North Way, Calne**  
**£245,000**



## North Way, Calne

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This two double bedroom home offers generous proportions throughout and benefits from a large rear garden, a substantial 24ft 6" x 12ft garage/workshop, and off-road parking.

The ground floor comprises an impressive living room, together with a family-friendly dining kitchen, and a guest cloakroom. To the first floor are two double bedrooms, served by a spacious shower room. From the principal bedroom, stairs rise to a boarded attic space measuring approximately 18ft x 10ft 9", providing excellent storage or potential alternative uses.

Externally, the rear garden is of an impressive size and is well suited to both recreation and cultivation. The 24ft 6" x 12ft garage/workshop represents a valuable addition to the property, complemented by additional storage sheds.



## LOCATION

The area is well served by a range of local amenities, with a Tesco superstore within walking distance and further shopping facilities available in Calne town centre. The locality also benefits from two medical centres, a pharmacy, and several smaller supermarkets nearby. A local play park is conveniently situated within walking distance to the property.

## ENTRANCE HALL

Stairs rise to the first floor, and a door gives access to the living room.

## LIVING ROOM

16'0" x 14'6"

A window looks out over the front garden, and a door gives access to the dining kitchen. There is room for a number of sofas and further living room furniture. Fireplace with stone hearth and a display shelf to one side.

## DINING KITCHEN

18'0" x 8'10"

The room is arranged to offer space for a large dining table and chairs. There is a selection of fitted wall and floor cabinets with work surfaces. Tile finishes. Inset gas hob and electric oven. Inset stainless steel sink and drainer. Room has been allowed for a washing machine and a fridge freezer. Two windows offer a lovely view down the rear garden. Access to the garden lobby and a door to the stairs store cupboard.

## GARDEN LOBBY

3'9" x 3'0"

A door opens out to the rear garden and there is access to the downstairs cloakroom.

## GUEST CLOAKROOM

4'0" x 3'0"

Water closet. Window.

## FIRST FLOOR LANDING

Doors give access to the bedrooms and to the shower room.

## MASTER BEDROOM

14'9" x 10'4"

A window looks out to the front garden. There is room for a super king-size bed and extra furniture to complement. To one side of the room is a large bank of fitted wardrobes. A door gives access to the stairway that leads to the boarded attic.

## BEDROOM TWO

10'9" x 8'10"

A window offers a view out over the rear garden. The room can happily accommodate a large double bed and extra furniture to complement.

## SHOWER ROOM

8'10" x 7'7"

A double walk-in shower cubicle is placed to one corner. Water closet and a pedestal wash basin. Fitted vanity cabinet with drawers, cupboards, fitted mirror and dresser lights. Tile finishes. Room for display furniture.

## ATTIC

18'1" x 10'9" approximate

This large boarded attic offers good storage opportunities and the possibility for future expansion subject to the required permissions.

## FRONT GARDEN

The front garden has been landscaped with ease of maintenance in mind. There is mature planting and a picket fence to the front boundary. Storm awning over the front door.

## REAR GARDEN

Adjacent to the home is a large brick patio which is ideal for outside dining and entertaining. A brick pathway runs down to the end of the garden linking it to the garage workshop area. To one side of the path is a lawn with flowerbeds and a hedge screen. To the opposite side are cultivation beds and a fence screen. (N.B. There are rights-of-way at the rear of the home across neighbouring properties).

## SHED

9'7" x 7'9"

The shed has power.

## GARAGE/WORKSHOP

24'6" x 12'0"

Vehicle access is through two doors at the front of the garage. There is an extra door near the rear of the garage opening to the rear garden. There are windows, power and light.

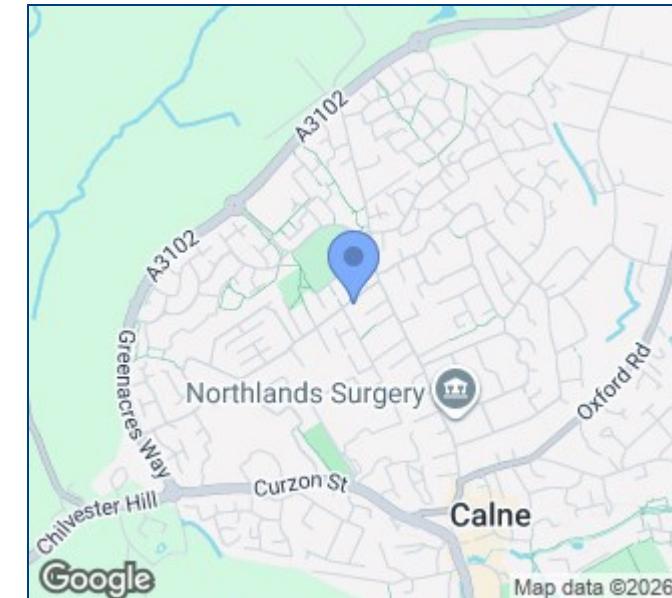
## GATED PARKING

To the front of the garage is a tarmac drive with parking for two vehicles. The gating has the ability to open wide for large vehicles.

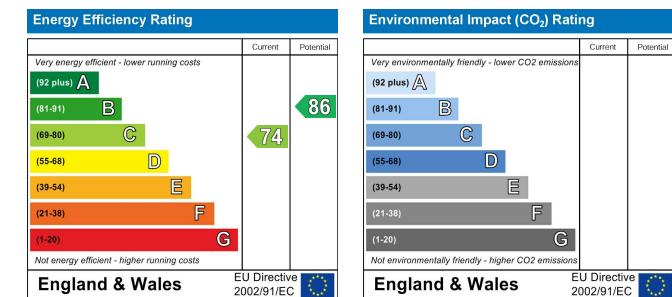




## Area Map



## Energy Performance Graph



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