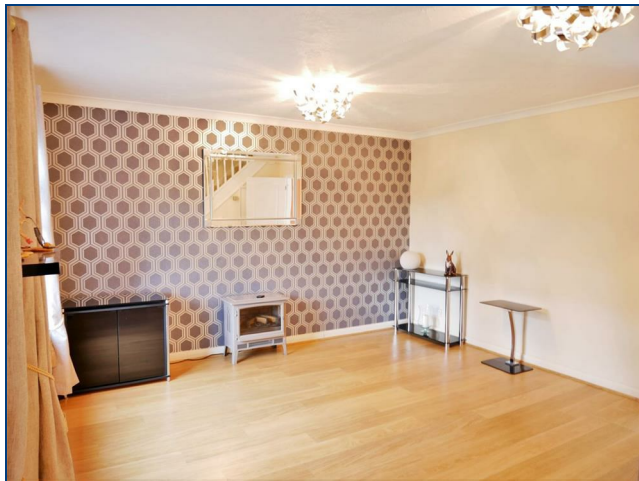




Guthrie Close, Calne
£259,500



NO CHAIN! Placed in a quiet cul-de-sac, close to amenities and bus routes, is this well maintained three bedroom semi detached home with garage and parking. Internally the home offers an entrance porch, living room, dining room with patio doors opening out to the rear garden and a kitchen, which was fitted by Leeks in recent years. To the first floor there are three bedrooms with two of them being doubles. There is also a modern family bathroom. Externally there is a front garden and a generous sized, southerly exposed rear garden with wide side access. Garage and parking. Double glazing and gas central heating.



LOCATION

There are local services very close by, including convenience stores and take-aways. The centre facilities of Calne is just a flat walk away. Placed to the northern side of Calne there is a surgery within walking distance and the bus stop with the route from Swindon via Royal Wootten Bassett, Lyneham, Calne and Chippenham.

THE HOME

Outlined as follows:

ENTRANCE PORCH

Upon entering the home you come to an entrance porch where a glass panel door opens into the living room and a further door opens to a store cupboard.

LIVING ROOM

15'8 x 13'4 max (4.78m x 4.06m max)

Leading on from the entrance porch, you come to a spacious living room, where a window looks out over the front of the home. Space allows for multiple sofas and display furniture. Balustrade stairs rise up to the first floor accommodation where there is storage under. A door opens to the dining room. Finished with laminate flooring.

DINING ROOM

9'9 x 8'2 (2.97m x 2.49m)

With patio doors opening out to the rear garden, expanding the living space during the warmer months is the dining room. The room can accommodate a dining room table, chairs and display furniture. An arch leads though to the kitchen. Finished with porcelain tiled flooring.

KITCHEN

9'10 x 7'2 (3.00m x 2.18m)

Fitted in recent years by Leeks is a modern high gloss finished kitchen. The kitchen has been fitted with a range of wall and base cabinets, with integrated electric oven and gas hob with extractor over. Space and plumbing allow for a fridge freezer,

washing machine and slim line dishwasher. Beneath a window enjoying views out over the rear garden is a ceramic sink and half with drainer. Tiled finishings.

FIRST FLOOR LANDING

With a window opening out over the side of the home, filling the landing with natural light is the landing. Doors open to all three bedroom and the family bathroom. A further door opens to a large storage cupboard.

MASTER BEDROOM

12'4 x 12'3 max (3.76m x 3.73m max)

With a window looking out over the front of the home, is a generous sized master bedroom. Space allows for a double bed, bedside tables and further bedroom furniture. Laid with laminate flooring.

BEDROOM TWO

7'7 x 9' (2.31m x 2.74m)

Bedroom two will accommodate a double bed and further bedroom furniture. A window views out the rear of the home.

BEDROOM THREE

7'7 x 6" (2.31m x 1.83m)

Also with a window looking out over the rear garden, is bedroom three. This room can accommodate a single bed and further bedroom furniture. This room would also make a great home office.

FAMILY BATHROOM

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

A modern, white suite bathroom, consisting of a panel enclosed bath with shower over, water closet and wall hung wash basin. Chrome heated towel rail and tiled finishings.

EXTERNAL

Outlined as follows:

FRONT GARDEN

A welcoming front garden, laid mainly to lawn with a path to the front door and an ornamental wall to the boarder. A gate gives access to the rear garden.

REAR GARDEN

Adjacent from the home is a patio, an ideal space for lounging and dining furniture. The middle section of the garden is laid to lawn with flower beds and planting to the boarders. A gate gives access to the side section of the garden.

SIDE GARDEN

The side section of the home is laid to gravel with double gates opening out to the front and to the rear, an ideal space for storage or access for motor bikes and outdoor equipment.

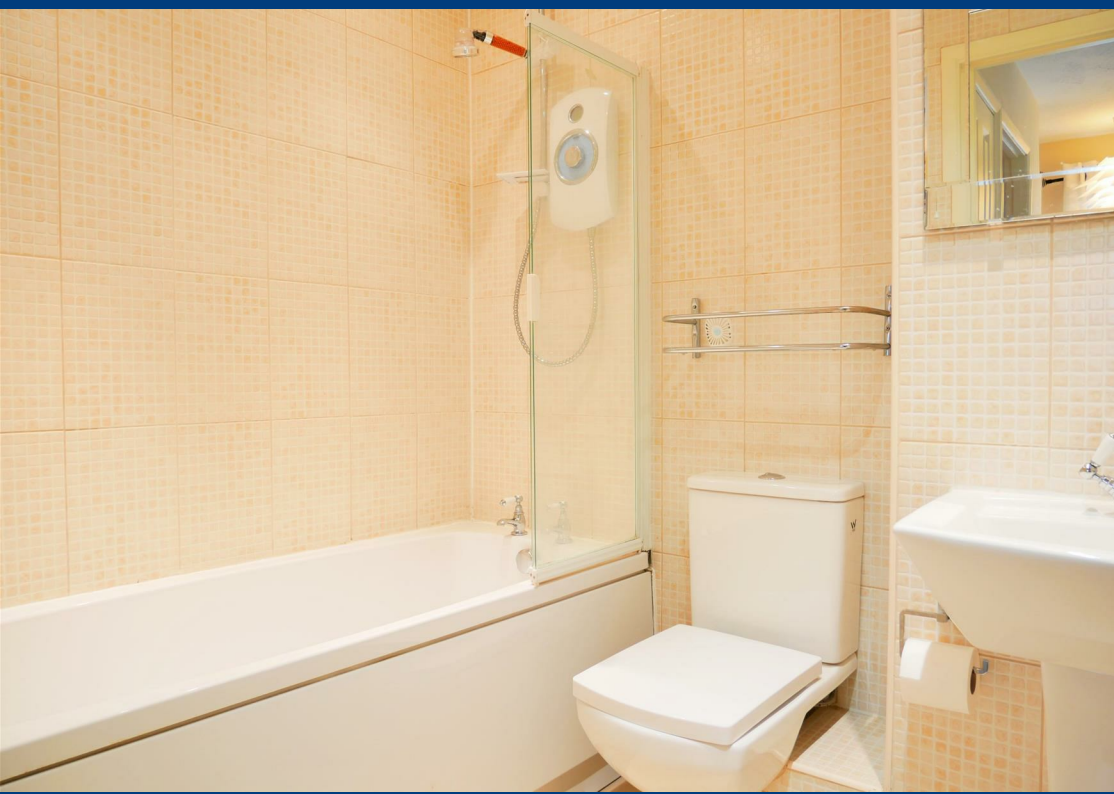
GARAGE

A single garage, accessed via an up and over door.

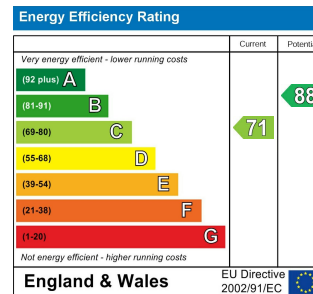
PARKING

There is allocated parking in front of the garage.

COUNCIL TAX BAND - B







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

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