



**Hungerford Road, Calne**  
**£290,000**



Located within a short walk to the town and its amenities, this three-bedroom semi-detached home is placed on a generous plot, with parking for multiple vehicles to the front. The property has had some upgrades by the current owner to include new flooring, a complete new bathroom and new boiler and water tank. The three double bedrooms are complemented by a modern bathroom on the first floor. The ground floor has a spacious entrance hall with doors that lead to three of the four reception rooms. The home offers a good sized rear garden and has the bonus of an outside 20' x 10' workshop. There is double glazing, gas central heating and an electric vehicle charging point.



## LOCATION

There are local services very close by, including a convenience store and takeaways. 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 Wootton Bassett, Lyneham, Calne and Chippenham.

## ACCESS AND AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 runs 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. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill, and then onto Marlborough. The area is serviced well for shopping, having the new Tesco superstore and there are multiple facilities, including further supermarkets in Calne centre.

## ENTRANCE HALL

On entering the home though a glazed front door, the hallway is of a good size and newly fitted with laminate flooring. There is access to the snug, study and dining room and stairs rise to the first floor. There are two under stairs storage cupboards where the electric meter and fuseboard are located.

## SNUG

### 10'10 x 9'09 (3.30m x 2.97m)

A modern sliding door gives access to this good sized reception room that has been previously used as a bedroom. A window views out to the front of the property. Coving lighting and newly carpeted.

## STUDY

### 10'09 x 7 (3.28m x 2.13m)

A window faces the side of the home in this good sized study. There is ample space for a desk, chair and other office furniture. Laminate flooring.

## DINING ROOM

### 10'10 x 9'03 (3.30m x 2.82m)

The dining room can happily accommodate a large dining table, dining chairs and other furniture. The boiler is housed

here. A window views out to the side of the property. A doorway leads to an inner lobby and onto the kitchen, and also to the living room. Laminate flooring.

## LIVING ROOM

### 16'04 x 13'05 (4.98m x 4.09m)

An excellent sized room allowing space for multiple sofas and chairs as well as other living room furniture. Newly carpeted. A window faces out to the rear garden.

## INNER LOBBY

The lobby area is a useful extra space for storage and gives access to the utility cloakroom. Laminate flooring.

## GUEST CLOAKROOM/UTILITY

Fitted with a water closet and hand basin. There is plumbing for appliances or the addition of a shower cubicle where one was previously located. Window to the side. Bi-fold doors. Vinyl flooring.

## KITCHEN

### 13 x 11'08 (3.96m x 3.56m)

A glass-panelled door opens to an excellent sized kitchen which has been upgraded by the current owner to include new glossy-finish laminate worktops, new kickboards, extractor hood and stainless steel one and a half sink and drainer. The kitchen comprises several wall and base units giving good storage. There is space for an oven/hob, fridge freezer, dishwasher and other under-counter white goods if not housed in the utility room. Tiled splashbacks and laminate flooring. Window to the side and rear. A door leads to the rear garden.

## LANDING

Newly carpeted landing. The airing cupboard houses the new hot water tank. The loft is accessed from the landing, which is insulated and has partial boarding. Two cold water header tanks are located in the loft.

## BEDROOM ONE

### 10'02 x 9'09 (3.10m x 2.97m)

Newly carpeted, this room has space for a double bed, bedside tables and other bedroom furniture. Dual aspect with windows to the side and front. Alcove shelving.

## BEDROOM TWO

### 9'11 x 8'07 (3.02m x 2.62m)

With a window facing the front of the home, this room will accommodate a double bed, alongside other bedroom furniture. Newly carpeted.

## BEDROOM THREE

### 10'02 x 9'11 (3.10m x 3.02m)

This room can fit a double bed if required, as well as other furniture. There is an under eaves storage cupboard, a Velux window with fitted blind to the rear and laminate flooring.

## BATHROOM

### 9'10 x 9'03 (3.00m x 2.82m)

A wonderful size bathroom, with a four piece suite. The walk-in shower is 1.8 metres wide, with a glass wall. The power shower has both rainfall and handheld shower heads and 'Oakhurst' porcelain tiled walls. There is a water closet, hand basin with glass splashback and a free standing bath with floor-mounted mixer tap and handheld shower head. Towel radiator. Waterproof laminate flooring in wood effect, with underlay for a warm feel. Window to the rear, with obscure glass for privacy.

## EXTERNAL

Outlined as follows

## REAR GARDEN

The rear garden faces south west, is of a good size and is mainly laid to lawn. There is hard standing from the back door leading round to the side of the property where there is a bike shed currently used for storage. There is a timber fence and gate giving access to the front driveway.

## TIMBER WORKSHOP

### 20' x10' (6.10m x3.05m)

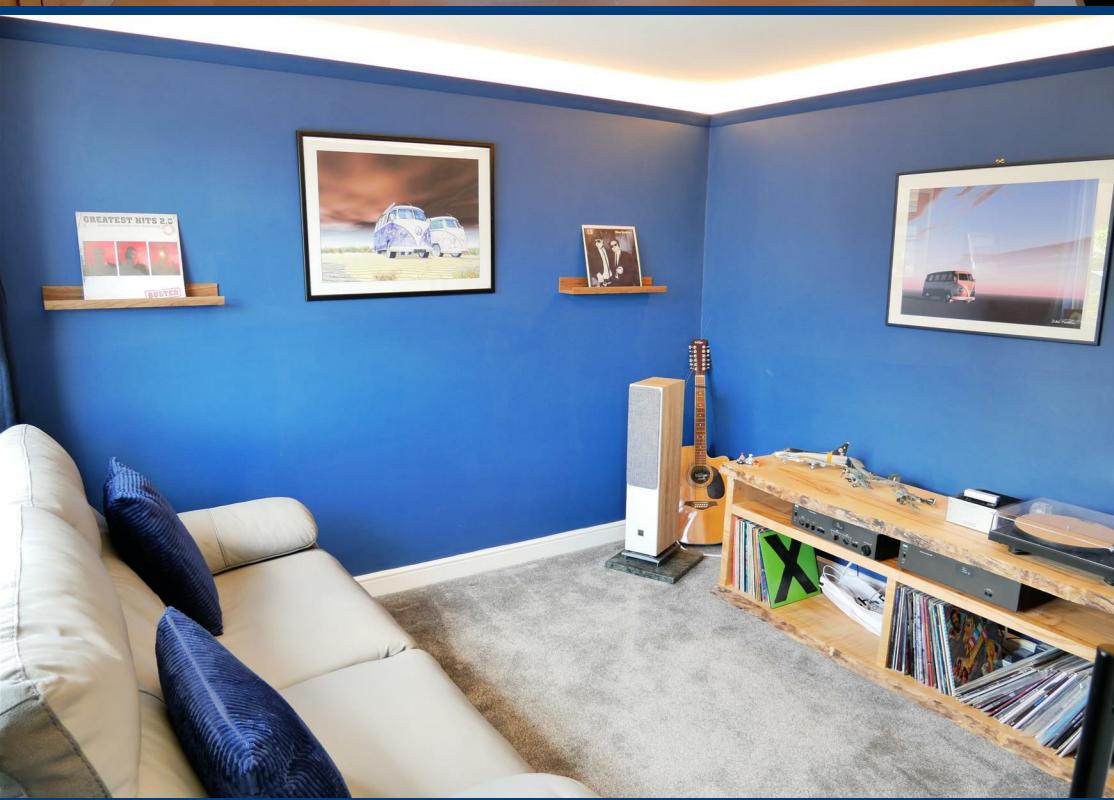
This 20' x 10' timber shed/workshop is a really useful addition to the property. It was erected earlier this year and has rubber protection flooring. This space could be utilised for a number of uses such as a hobby room, gym or garden office.

## DRIVE PARKING

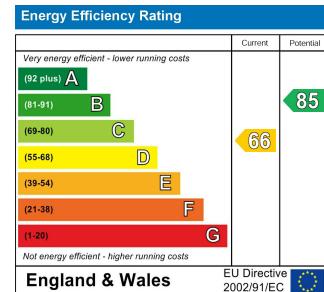
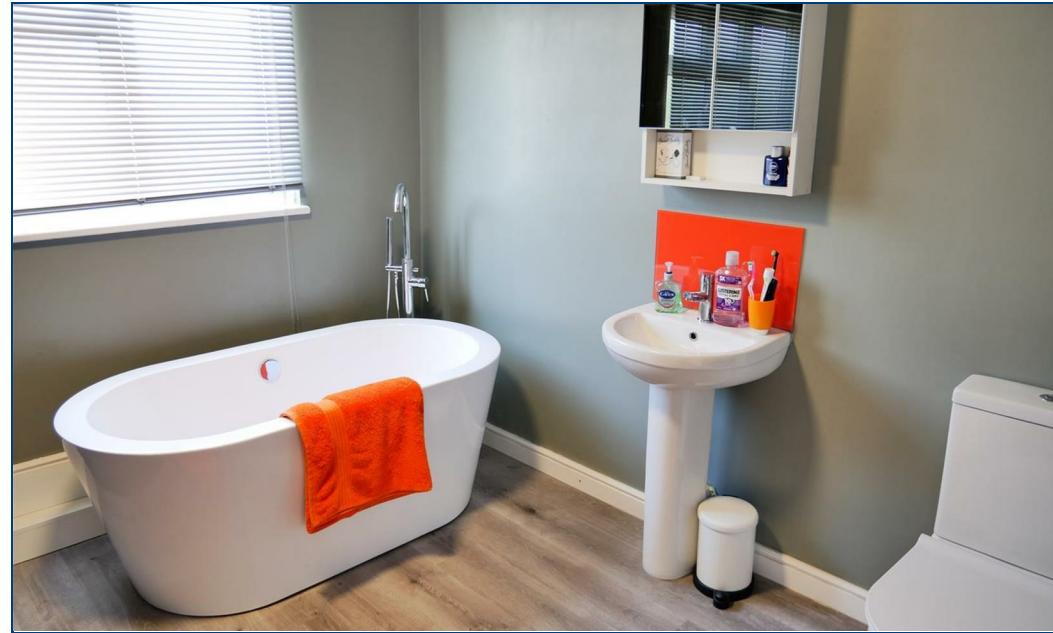
The front of the property offers excellent space for the parking of multiple cars. Electric vehicle charger point.

## COUNCIL TAX BAND

Council tax band C.







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

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