



Downland Road, Calne

£385,000

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- Detached Home in Great Condition
- Three Bedrooms
- Conservatory
- Kitchen with Connecting Utility
- Dual Aspect Living Room
- Garage with Power and Light
- Driveway Parking
- Good Size Gardens to Front and Rear
- Modern Shower Room
- Double Glazing and Gas Central Heating



13, Downland Road

BUTFIELD BREACH HOME SHOW LAUNCH! Offered for sale with vacant possession and no chain, this three bedroom detached home is in very good condition and enjoys a deep front garden, a long multi-vehicle drive, a garage with power and light and a good size rear garden . Internally there is a modern shower room, a fitted kitchen with connecting utility, a spacious dual aspect living room and a conservatory. The third bedroom offers a flexible space and has been used as a dining room by the current owner. There is gas central heating and double glazing throughout..

The garden enjoys a sunny easterly aspect with lawn and planted borders plus a paved patio for outside dining, lounging and entertaining.

Calne and Surrounding Area

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 location provides excellent access to both the town centre and scenic countryside walks, while the surrounding development is made up predominantly of similar bungalow-style homes, creating a wonderfully quiet setting.

Entrance Hall

Upon entering the home via a solid wood door with window to the side, there is a spacious L shaped entrance hall where space allows for display furniture. Doors open to all the living accommodation, shower room and the bedrooms. Two further doors open to storage cupboards, one of which houses the hot water tank. The boiler is located in the loft, which is partially boarded with ladder, light and drop down ladder.

Living Room

20'9 x 11'10 (6.32m x 3.61m)

With a large window over looking the front garden of the home and a further window to the side, the living room is filled with natural light. This is further enhanced by the original decorative glass panelled wall to one side. Space allows for multiple sofas around an ornamental stone fireplace and shelving either side. The room can comfortably accommodate a dining set alongside display furniture. Fitted with carpet.

Kitchen and Utility

12 x 8'11 (3.66m x 2.72m)

The fitted kitchen comprises a range of wall and floor cupboards with laminate work surfaces, and an area suitable for a moderate dining set. There is an electric ceramic hob, extractor hood, mid height oven/grill and space for an under-counter fridge. A one and a half sink with drainer is positioned beneath a window that views out to the side garden. An archway leads to the utility which has dual aspect windows and a door that opens to the garden. There is space for a washing machine. Tiled flooring and splashbacks.

Bedroom One

13 x 11'3 (3.96m x 3.43m)

A spacious bedroom which happily accommodates a kingsize bed alongside bedside tables and further furniture. There is the feature of three fitted double wardrobes and a dressing table. A window views out to the rear garden. Fitted with carpet.

Bedroom Two

10'7 x 8'3 (3.23m x 2.51m)

Bedroom two offers ample space for a double bed and also benefits from a fitted double wardrobe. Window to the side aspect. Carpeted flooring.

Bedroom Three/Dining Room

11'7 x 9'1 (3.53m x 2.77m)

The third bedroom is a good double and has been used by the current owner as a formal dining room

with ample space for a large dining table and display furniture. French doors open to the conservatory, expanding the social space and sense of light. Fitted with carpet.

Conservatory

9'7 x 9'5 (2.92m x 2.87m)

With a tiled floor, this is a lovely additional reception room which links the bungalow seamlessly with the garden. Windows on all sides and French doors open to the rear garden patio.

Shower Room

Modern fitted suite comprising a corner shower cubicle, pedestal water closet and wash basin. Two windows with privacy glass face to the side of the home. Towel radiator. Tiling to walls and floor.

Front Garden

The bungalow has a very welcoming frontage, with a deep area laid to lawn, with ornamental planting to the centre and a decorative shingled area, perfect for the display of pot plants.

Rear Garden

A fully enclosed, good size private garden which is laid mainly to lawn with flower beds to the borders. A paved patio adjacent to the conservatory offers a lovely space for al fresco dining and relaxation. A path leads to the side utility entrance of the home and there is a side access gate to the driveway. Timber garden shed.

Garage

19'6 x 8'4 (5.94m x 2.54m)

The garage has double timber doors to the front and has the benefit of light and power.

Driveway Parking

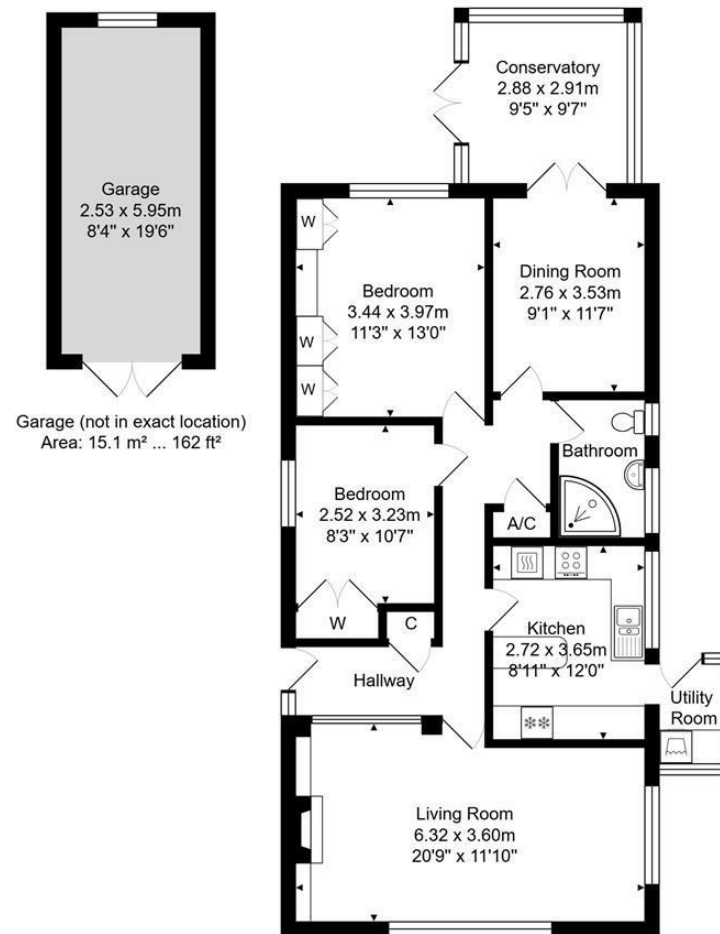
A long driveway offering parking for several vehicles.

Services

All mains services are connected.
Council Tax Band D.







Garage (not in exact location)
Area: 15.1 m² ... 162 ft²

Ground Floor

Total Area: 95.7 m² ... 1030 ft² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epcassessments.co.uk

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

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