

North Street, Calne

£235,000

Butfield Breach

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A charming period cottage with a lovely enclosed rear garden. The home gives you two double bedrooms, a modern bathroom, and many period features. The ground floor offers you interconnecting living and dining rooms, as well as a fitted shaker-style kitchen. The kitchen and dining areas open onto the rear garden, making it ideal to support outside dining and entertaining. The garden is arranged and landscaped in sections. There is a generous patio area with good privacy, a central area with a southerly aspect and flower beds plus an end retreat with a summer house. The home is centrally located and therefore benefits from all town facilities.







ENTRANCE HALL
Store cupboard and a door to the living room

LIVING ROOM
13'3 x 10'9 (4.04m x 3.28m)
A window looks out to the front. There is a wide opening to the dining room. There is room for a number of sofas and extra furniture.

DINING ROOM
9'6 x 9'4 (2.90m x 2.84m)
French doors open out onto the rear patio and garden. Door to the kitchen. There is room for a dining table, chairs and further furnishing.

FITTED KITCHEN BREAKFAST ROOM
16' x 7'1 (4.88m x 2.16m)
Window to the side and access onto the patio. There is a selection of fitted cabinets with work surfaces. Stainless steel sink and drainer. Inset hob, oven and hood. Stainless steel sink and drainer. Plumbing for a washing machine and space for a fridge freezer. There is room for a breakfast table and chairs.

FIRST FLOOR LANDING
Access to bedroom two.



BEDROOM TWO
13'2 x 9'4 (4.01m x 2.84m)
Window to the front. Fireplace. Bespoke fitted cabinets and wardrobes. Door to the inner landing.

INNER LANDING
Door to the bathroom. Stairs up to the top floor.

BATHROOM
6' x 5'6 (1.83m x 1.68m)
The suite offers a panel enclosed bath with screen and shower over, water closet and a vanity with wash basin. Chrome towel rail radiator. Tile finishes and a window with privacy glass.

TOP FLOOR BEDROOM
15' x 13'4 floor space approx (4.57m x 4.06m floor space approx)
Built-in cabinets and wardrobe. Space for a large double bed and extra furniture. Wall light points.

EXTERIOR
Outlined as follows;

REAR ENCLOSED GARDEN
The garden is arranged in sections to offer different uses. Adjacent to the kitchen and dining room is a generous patio area with good privacy. A good place for outside dining and entertaining.
Steps lead up to a central section of garden with a solid brick store to one side. There is a shaped lawn with well stocked flower beds to each side.
At end of the garden is an apple tree and a deep cultivation bed. The end boundary gives you a deck and summer house offering a very pleasing retreat.

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