



**York Road, Calne**  
**£334,950**



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- Three Bedroom Semi-Detached Home
- Two Double Bedrooms
- Generous Plot
- Family Bathroom and En-suite
- Offroad Parking and Garage
- Utility Cupboard
- Gas Central Heating And Double Glazing



## 6, York Road

Offered with No Chain and Vacant Possession! This three bedroom, semi detached home has been immaculately kept by the current owners and is ready and waiting for new buyers. Placed on one of the largest plots for this style of home and amidst a leafy estate with plenty of further green, communal spaces to enjoy.

The ground floor of the home offers the bright living room, dining kitchen, downstairs cloakroom and ideal utility cupboard.

Stairs rise to the first floor where all three of the bedroom are located with an en-suite to complement the Master bedroom and the family bathroom also.

In addition to the well maintained green spaces for the estate, the home also enjoys the private, sunny garden. Equally well maintained by the current homeowners, areas for entertaining, lounging and gardening create the perfect relaxing space.

Gas central heating and double glazing.

## Entrance Hall

Upon entering the home, the entrance hall has doors leading to the living room, guest cloakroom, kitchen diner and utility cupboard. Stairs rise to the first floor.

## Living Room

**16'2 x 10'6 (4.93m x 3.20m)**

A bright and airy room which offers space for a selection of sofas and display furniture, with a window viewing over the front garden of the home and green space beyond.

## Dining Kitchen

**17'6 x 10'3 (5.33m x 3.12m)**

Fitted with a range of wall and base cabinets, with inset gas hob, electric oven and integrated dishwasher, fridge-freezer and microwave. A fitted, peninsular unit with matching cabinets and the inset one and a half sink with drainer, creates a natural separation between the kitchen and dining areas, whilst still allowing easy interaction between the two and making the space perfect for entertaining. Patio doors open out onto the garden and patio area, expanding the dining space in the warmer months.

## Utility Cupboard

Plumbing and space allowed for a washing machine with a shelf for further storage above. Extractor Fan

## Downstairs W.C

**5'7 x 3' (1.70m x 0.91m)**

Fitted with a white corner wash basin and W.C. A window views out over the side of the home.

## First Floor Landing

Doors lead to all three bedrooms, the family bathroom and two storage cupboards

## Master Bedroom

**12'1 x 8'5 (3.68m x 2.57m)**

A bright and spacious room with a window that looks out over the front of home and green spaces. Ample space allows for a super-king size bed and

accompanying furniture, in addition to the existing built-in bank of wardrobes.

## En-Suite

**6'8 x 4'2 (2.03m x 1.27m)**

A white suite which includes a W.C, pedestal wash basin, double walk-in shower, and heated chrome towel rail. Extractor fan.

## Bedroom Two

**10'3 x 9'5 (3.12m x 2.87m)**

A generous double room with space allowing for a bed with additional storage and display furniture. A window looks out over the rear garden of the home.

## Bedroom Three

**10'5 x 8' (3.18m x 2.44m)**

Perfect as either a small double room if needed or a spacious single room, which allows for a bed with storage furniture to complement. A window gives plenty of natural light and views out over the rear garden.

## Family Bathroom

**6'7 x 5'7 (2.01m x 1.70m)**

A modern, white suite with pedestal wash basin, W.C and panel enclosed bath with shower over. A diamond-shaped window views our over the front of the home, Extractor fan.

## Rear Garden

Currently arranged with ease of maintenance and relaxing/entertaining in mind, the generous plot allows plenty of areas to enjoy as you wish. Upon stepping through the patio doors, you are met with a patio area with plenty of space for outdoor furniture and potted plants. This patio then extends around and towards the rear corner of the garden, where a pergola offers shade and an additional area for seating. Lawned in the center and with borders to both sides, filled with mature planting and shrubbery. A gate to the side of the home gives access to the front driveway

## Front Garden

A good sized front garden which creates a lovely green outlook for the front of the home. Currently arranged for ease of maintenance in mind, with a flat lawn and ornamental hedging to the borders.

## Garage And Parking

**18'6 x 9'8 (5.64m x 2.95m)**

Driveway parking for two vehicles is placed in front of the garage. An up and over door gives access with power and lighting within.

## N.B

There is an estate charge payable by all residents for the maintenance of the common areas. This is currently approx £160 per year.

Please contact Butfield Breach at 01249 821110 for further details.







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

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