



**Campion Close, Calne**  
**Asking Price £210,000**





A two bedroom home placed in a cul-de-sac and with the benefit of parking for two vehicles. The home has had upgrades in recent times that include a new kitchen and windows. The home has a generous enclosed garden, gas central heating and double glazing. The ground floor offers a living room and a dining kitchen. The first floor gives you two generous bedrooms and a bathroom. The home is within a short walking distance to local facilities and two primary schools.





### ACCESS & 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.

### LOCATION

The home is placed in a cul-de-sac on a residential estate. Within a short walking distance are two primary schools and local shopping facilities plus handy take-aways. Calne centre is within walking distance as are the bus stops for the No 55 Bus. The bus service operates around every 20 minutes during peak times and connects the train stations of Chippenham and Swindon plus all the villages in between. An outline of the home in a little more detail is as follows;

### ENTRANCE PORCH

**4'6 x 3'1 (1.37m x 0.94m)**

Door to the living room.

### LIVING ROOM

**13'3 x 12'3 (4.04m x 3.73m)**

A window looks out to the front. Door to the dining kitchen. Stairs rise to the first floor. There is room for a number of sofas and further furniture.

### DINING KITCHEN

**13'3 x 8'6 (4.04m x 2.59m)**

A door gives access to the rear garden and a window looks out over the garden also. There is a selection of fitted wall and floor cabinets with work surfaces. Space for a cooker, fridge freezer and a washing machine. Inset stainless steel sink and drainer. Tile finishes. There is room for a table and chairs.

### FIRST FLOOR LANDING

Doors to the bedrooms and to the bathroom.

### MASTER BEDROOM

**13'3 x 9' (4.04m x 2.74m)**

A window looks out to the front. There is room for a super king size bed and extra furniture.

### BEDROOM TWO

**8'9 x 7'6 plus 3'6 x 2'8 door alcove (2.67m x 2.29m plus 1.07m x 0.81m door alcove)**

A window views out over the rear garden. A generous single room that could fit a double if required. Access to the loft with a loft ladder.

### BATHROOM

**6'4 x 6' (1.93m x 1.83m)**

There is a panel enclosed bath with mixer tap and shower attachment, water closet and a wash basin. Tiling. Window with privacy glass.

### REAR ENCLOSED GARDEN

The garden is fence enclosed. There are large patio areas for outside dining, entertaining and lounging. Side access gate.

### TWO VEHICLE PARKING

At the rear of the home is the ability to park two vehicles.



