



Corfe Crescent, Calne
Asking Price £235,000



Beautifully Updated Three-Bedroom Home – Offered with No Onward Chain.

Situated in a peaceful cul-de-sac in North Calne, this beautifully presented three-bedroom home is conveniently located near local schools, amenities, and within walking distance of the town centre.

Upon entering, a welcoming hallway with a storage cupboard leads to the inviting living room, featuring a charming wood burner as its focal point. Spanning the rear of the property, the Howdens dining kitchen provides a stylish and functional space for both cooking and entertaining. The home offers three well-proportioned bedrooms, including two generous doubles. The master bedroom further benefits from built-in wardrobes. A contemporary and elegantly designed shower room completes the first floor. High-quality finishes are showcased throughout the home.

Externally, the property boasts a brick-paved driveway with parking for two vehicles at the front. The rear features a fully enclosed garden, providing a private outdoor retreat. Additional benefits include gas central heating and double glazing throughout.



CALNE & SURROUNDING AREAS

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.

THE HOME

The home is located within walking distance of amenities, schools, and the town centre.

ENTRANCE HALL

Upon entering the home through the Upvc door the entrance hall offers a cupboard for discreet storage of outdoor wear. Stairs rise to the first floor accommodation and a sliding door opens to the living room. There is solid wood flooring that seamlessly flows into the living room.

LIVING ROOM

13'7 x 12'11 (4.14m x 3.94m)

Located at the front of the home a large front-facing window allows an abundance of natural light to flood the space. The room comfortably accommodates multiple sofas.

The centrepiece of the room is the cosy wood burner and bespoke shelving on either side of the chimney breast.

DINING KITCHEN

16'10 x 9'3 (5.13m x 2.82m)

A Howdens fitted kitchen featuring elegantly fitted wall and base cabinets, complemented by solid wood worktops. A double ceramic sink with a mixer tap is seamlessly integrated into the workspace. The kitchen offers dedicated space for a washing machine and fridge freezer, along with the added convenience of a spacious pantry cupboard. With ample room to accommodate a large dining table and chairs, ideal for entertaining. Finished with stylish spotlighting and premium Howdens laminate flooring. A door opens to the rear garden.

FIRST FLOOR LANDING

Doors open to all three bedrooms and the family shower room. Loft access is located here.

BATHROOM

A generous and bright shower room with two privacy-glazed windows. The modern suite combines traditional style with modern convenience, comprising a walk-in shower with white subway tiling and black grid square shower screen, featuring a waterfall shower head, a vintage vanity wash basin, and a water closet. Finished with a traditional style radiator, laminate wood effect flooring and spotlighting.

BEDROOM ONE

8'6 x 13'1 (2.59m x 3.99m)

The master bedroom is located at the front of the home, there is space to accommodate a king-size bed and further furniture. The room benefits from a bank of fitted wardrobes.

BEDROOM TWO

8'1 x 9'4 (2.46m x 2.84m)

Located at the rear of the property overlooking the garden, bedroom two can accommodate a kingsize bed.

BEDROOM THREE

9'11 x 6'4 (3.02m x 1.93m)

A generous single bedroom or ideal as an office or study. Positioned with windows opening over the front of the home. There is also the benefit of a storage cupboard.

EXTERNALS

Outlined in further detail as follows:

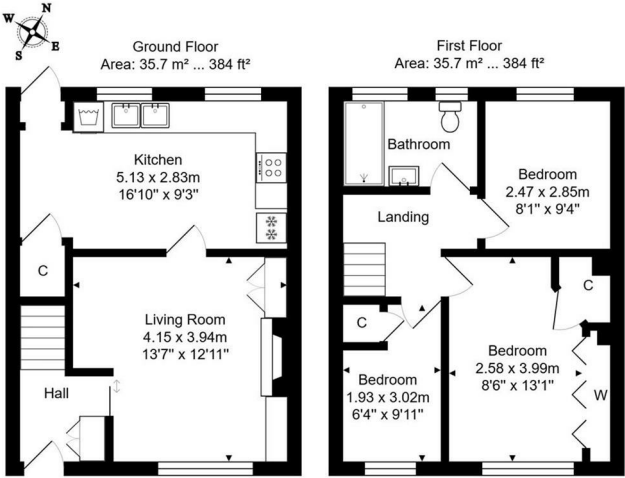
GARDEN

The enclosed rear garden has a patio area for outdoor entertaining. The garden has an array of planted shrubs and perennials with a flat lawn area for recreation. The garden also offers a summer house and shed that will be included in the sale. There is gated access at the rear.

PARKING

There is parking for two vehicles at the front of the home on a brick-paved driveway, with discreet bin storage to one side.





Total Area: 71.3 m² ... 768 ft²

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. Area includes internal and external wall thickness
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