



Carp Road, Calne
£285,000



This semi-detached home has a lovely landscaped garden and is offered with vacant possession. There are three bedrooms that are complemented by a bathroom plus an en-suite to the master. The ground floor gives you an entrance hall, quality fitted kitchen, guest cloakroom and a generous living space. The living room opens out onto the garden and expand the living/entertaining space in fine weather. There is a garage, drive parking and double glazing. The garden features a circular patio with pergola and is perfect for outside dining, entertaining and lounging.



LOCATION

The home is placed to the north of Calne centre on the Lansdowne Park residential area. Within walking distance is a local primary school, two medical centres, pharmacy, leisure centre and a Tesco Express supermarket. The facilities of Calne centre and the new Tesco Superstore are also within easy reach and a flat walk away. The residential estate has numerous landscaped parks and green spaces.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes 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 number 55 Bus offers a very good service and connects the train stations of Chippenham and Swindon plus taking in all the villages and towns in between.

THE HOME

Outlined in a little more detail as follows;

ENTRANCE HALL

Stairs rise to the first floor. Doors open to the living room, kitchen and to the guest cloakroom.

GUEST CLOAKROOM

5'3 x 2'9 (1.60m x 0.84m)

Window with privacy glass. Water closet and a wash basin.

FITTED KITCHEN

8'8 x 8'6 (2.64m x 2.59m)

A window looks out over the front garden. There is a selection of fitted wall and floor cabinets including pan drawers. Inset one and a half sink and

drainer. Inset double oven. Hob with hood over. Integrated fridge freezer. Space has been allowed for a waging machine and a dish washer. A cupboard has been wired to accommodate a microwave. Tile finishes.

LIVING ROOM

15'6 x 15'1 (4.72m x 4.60m)

A window looks out over the rear garden. French doors open out onto the garden and expand the living space in fine weather. There is room for a number of sofas, dining furniture and further items of living room furnishing. Deep store cupboard. There is the focal point of a fire surround.

FIRST FLOOR LANDING

Doors give access to the bedrooms and the bathroom. Window.

MASTER BEDROOM

11'9 x 11'4 (3.58m x 3.45m)

A window offers a view out to the front and there is access to the en-suite. Wardrobe. There is room for a double bed and further furniture.

MASTER EN-SUITE

5'9 x 5'6 (1.75m x 1.68m)

Window with privacy glass. Shower cubicle, pedestal wash basin and a water closet. Tile finishes. Towel rail and extractor fan.

BEDROOM TWO

9'2 x 8'6 (2.79m x 2.59m)

A window looks out over the rear enclosed garden. There is room for a double bed and extra furniture.

BEDROOM THREE

8'6 x 6'1 (2.59m x 1.85m)

A generous single bedroom. The room would also make a nice study/office/hobby room.

BATHROOM

6'9 x 6'2 (2.06m x 1.88m)

The suite offers a panel bath with shower over, water closet and a pedestal wash basin. Extractor fan and a shaving point.

FRONT GARDEN

A gravel front garden with ornamental bushes and an ornamental tree. A path leads to the front door. There is a storm awning over the front door.

ENCLOSED LANDSCAPED GARDEN

The garden has been organised for ease of maintenance, lounging and entertaining. There are ornamental trees and flower beds. A circular patio has a pergol over it- a perfect place for entertaining. There is an artificial lawn plus a side gate for ease of access.

GARAGE

A short distance from the home is a garage with up and over door access.

DRIVE PARKING

In front of the garage is parking for one vehicle.



