



Walter Sutton Close, Calne
Asking Price £345,000



A charming three-bedroom detached bungalow, offered for sale with No Chain & Vacant Possession.

Located in the desirable Curzon Park development, offering convenient access to the town centre and countryside walks. This well-cared for home features a bright and spacious triple-aspect living and dining room, a fitted kitchen, two generously sized double bedrooms, and a large single complemented by a shower room.

Situated on a corner plot, the property boasts an ornamental front garden and a private walled garden at the rear with lawn and patio areas. The gated driveway provides private parking for three vehicles, leading to a garage. Gas central heating and double glazing throughout.

Floorplan to Follow



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 centers 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.

LOCATION

The home is located within an estate of predominantly bungalows; on the doorstep of country walks and just a short walk to the town centre and a convenient local bus stop. The home is outlined in further detail as follows:

ENTRANCE HALL

Upon entering the home you come to the entrance hall, with space for storage of outdoor wear and doors opening to the cloakroom and the living room. Carpeted flooring.

CLOAKROOM

A generous guest cloakroom with a water closet and wash basin. Privacy glazed window.

LIVING AREA

18'8 x 24'6 (5.69m x 7.47m)

A bright and spacious triple-aspect room, naturally divided into living and dining areas. The lounge area features an original brick-built chimney breast with a gas fire and ample space to accommodate multiple sofas and display furniture. Large patio doors open to the rear garden- expanding the living space in the warmer months- and a further door leads to the inner hallway. In the dining area, a door links the room to the fitted kitchen and would easily host a dining set and further furniture.

KITCHEN

9'8 x 9'6 (2.95m x 2.90m)

The fitted kitchen features wall and base units with an integrated electric oven and gas hob with an extractor fan over. Under the window overlooking the side of the home is a sink with a drainer. There is space for further appliances including a washing machine and fridge freezer. UPVC glazed door to the side drive. Tiled flooring.

INNER HALL

From the living area, a door opens to the inner hall and gives access to all three bedrooms and the bathroom. There is also an airing cupboard that houses the wall-mounted combi boiler and two further storage cupboards. Loft access.

BEDROOM ONE

10'9 x 11'11 (3.28m x 3.63m)

The largest of the two double bedrooms allows space for a double bed, bedside tables, and storage furniture. A window opens to the front garden of the home. Carpeted flooring.

BEDROOM TWO

11 x 9'63 (3.35m x 2.74m)

Another good-sized double bedroom with space for further storage furniture. A window opens to the rear driveway. Carpeted flooring.

BEDROOM THREE

7'5 x 8'8 (2.26m x 2.64m)

This room is a generous single and would make an ideal study/office. A window looks out over the landscaped front garden.

BATHROOM

6'6 x 6'10 (1.98m x 2.08m)

Complementing the bedrooms is a shower room with a pedestal wash basin, water closet, and a walk-in shower with glass screening, shower wall panels, and grab rails. Privacy glazed window to the side.

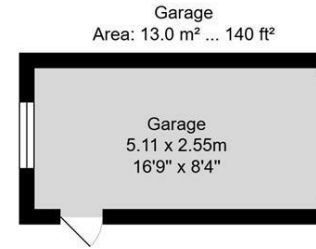
GARDENS

The front garden wraps around the corner plot this property is positioned on. These gardens are low maintenance and laid with gravel and an array of mature shrubs and lavenders. To the side of the home is a private walled garden that is fully enclosed, with flat lawn and patio areas complemented by ornamental plants to the borders and mature shrubs. The rear garden can be accessed via the patio doors from the lounge or the rear driveway.

GARAGE & DRIVEWAY

To the rear of the property is a generous brick-paved driveway with gated access to the garage. Fitted with power, light, and an electric roller door to the front and a pedestrian door to the side.





Total Area: Including Garage 101.0 m² ... 1087 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

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