



**Penn Hill Road, Calne**  
**£275,000**





This three bedroom semi detached home has been extended to offer a kitchen breakfast room placed off the separate dining room- perfect for interacting with guests and family. There is a dual aspect living room and an entrance hall on the ground floor also. The first floor gives you three generous bedrooms with two having built in wardrobes. The first floor offers you a bathroom also. The exterior gives you a front garden, parking and a side drive. The rear garden is enclosed and is filled with evergreen planting plus there is the feature of a deck veranda. Double glazed and electric heating.



## 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 area is serviced well for shopping having the new Tesco superstore and within walking distance are the multiple facilities of Calne centre.

## THE HOME

Outlined in a little more detail as follows;

## ENTRANCE HALL

Doors to the living room and the dining room. Stairs to the first floor.

## LIVING ROOM

**17'4 x 10'6 (5.28m x 3.20m)**

A dual aspect room with a window to the front and a window looks onto the rear garden. To either side of the chimney breast are two raised dias for display. There is room for a number of sofas and further furniture. Fire surround with tiled hearth.

## DINING ROOM

**17'4 x 12'8 (5.28m x 3.86m)**

A window looks out to the front. There is room for a dining table, chairs and sofa if required. Store cupboards. Deep walk in under stair store. Arch to the kitchen breakfast room. Arched picture window to the kitchen breakfast room. Feature timber panelling.

## KITCHEN BREAKFAST ROOM

**14'6 x 12'6 (4.42m x 3.81m)**

There is a selection of fitted wall and floor cabinets with wood block work surfaces. There is the feature of a peninsular unit which is extended to allow for bar stools. Range cooker with hood over and tile finishes. Space has been allowed for a fridge, washing machine and a dryer. Inset one and a half sink and drainer. There are two windows viewing out to the front and to the side. A stable door opens onto the rear veranda.

## FIRST FLOOR LANDING

There is access to the bedrooms and to the bathroom. A window looks out over the rear garden.

## BEDROOM ONE

**12' x 10'3 (3.66m x 3.12m)**

A window looks out to the front. There is a deep wardrobe and two deep high level store cupboards. There is room for a large double bed and further furniture. Feature timber paneling.

## BEDROOM TWO

**12' x 10'3 (3.66m x 3.12m)**

A window looks out to the front. High level recess with shelves for display. There is room for a large double bed and extra furniture to complement. Deep wardrobe. Feature timber paneling.

## BEDROOM THREE

**9'9 x 8'3 (2.97m x 2.51m)**

A generous third bedroom with a window that looks out over the rear garden.

## BATHROOM

**7' x 5'9 (2.13m x 1.75m)**

The suite offers a water closet, pedestal wash basin and a panel enclosed bath with shower over. Tile finishes and feature timber paneling. Window with privacy glass.

## FRONT PARKING

In front of the home is parking for one vehicle. This leads to the side drive and front garden.

## SIDE DRIVE

At the end of the drive is a gate to the rear garden.

## FRONT GARDEN

Path to the front door. The garden has an ornamental wall. There is a good selection of mature planting and ornamental trees.

## REAR ENCLOSED GARDEN

Adjacent to the home is a raised and covered deck veranda. The garden is filled with evergreen ornamental, planting, bushes and trees. The garden is enclosed and offers good privacy.





