



Page Close, Calne
Asking Price £230,000



Positioned just a gentle walk to the centre of Calne, green spaces, doctors and schools, is this spacious three bedroom home with fantastic living accommodation. Internally on the ground floor, the home has an entrance hall and a bright and airy kitchen which is open to flexible living accommodation, allowing space for living and dining areas. To the first floor there are three excellent sized bedrooms. The home also benefits from having a four piece family bathroom. Externally there is a private, easy-maintenance rear garden. Gas central heating and recently fitted double glazed windows.



ACCESS & ARAES 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 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.

LOCATION

The home is placed in a residential development not far from the centre of town allowing for a reasonably easy walk to facilities. Near by are schools, recreational grounds and bus routes.

THE HOME

Outlined as follows:

ENTRANCE HALL

Upon entering the home via a glass panelled door, you come to a spacious entrance hall where stairs rise up to the first floor accommodation and an opening leads through to the kitchen and further living areas. Doors open to storage beneath the stairs and a further storage cupboard where the electrics are housed.

OPEN PLAN LIVING ACCOMMODATION

A fantastic, dual-aspect, open-plan living space, where a window looks out over the front of the home and a further window and French doors open out to the rear garden, filling this room with natural light. The room can be arranged to suit a prospective buyer's needs, ideal for the modern day family or for those who like to dine and entertain. Finished with laminate flooring and spotlighting.

KITCHEN

15'1 x 10' (4.60m x 3.05m)

Positioned at the front of the home is the kitchen section of the ground floor

space. The kitchen comprises wall and base cabinets with work surfaces over. Integrated is a sink and half with drainer, an electric oven with gas hob and an extractor hood over. Space and plumbing allow for a washing machine, dishwasher and fridge freezer. Tiled finishings.

LIVING DINING AREA

38' x 16' max (11.58m x 4.88m max)

This section of the ground floor space can accommodate a generous dining room table, chairs, sofas and further display furniture. Due to the shape and size of the room, the space can be utilised in many ways.

FIRST FLOOR LANDING

From here, doors open to all three of the bedrooms and the family bathroom. Here is where the loft hatch is located.

MASTER BEDROOM

13'10 x 8'11 (4.22m x 2.72m)

With a window enjoying views out over the rear garden of the home is the master bedroom. Space allows for a double bed, bedside tables and further bedroom furniture. The bedroom benefits from having built in wardrobes and a natural recess for furniture.

BEDROOM TWO

14' x 10' max (4.27m x 3.05m max)

A door opens to a store cupboard and a large window looks out over the front of the home. Space allows for a double bed, bedside tables and further bedroom furniture.

BEDROOM THREE

10'9 x 6'10 (3.28m x 2.08m)

Bedroom three is of a good size and can accommodate a double bed and further bedroom furniture. A large window looks out over the rear garden of the home filling the room with natural light. This room would also make an ideal home office.

FAMILY BATHROOM

Complementing the home is a modern four piece family bathroom, consisting of a shower cubical, wash basin, water closet and a luxury panel enclosed corner bath. A high level window opens out over the front of the home. Tiled finishings.

EXTERNAL

Outlined as follows:

REAR GARDEN

A westerly exposed rear garden which is fully enclosed and designed for the ease of maintenance. Laid to patio making an ideal space for lounging and dining furniture and also pot planting. At the bottom of the garden there is a shed allowing storage of outdoor equipment. A gate gives access to a path which runs behind the property.

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