



Carpenters Close, Calne
£230,000



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HOME SHOW SALE AGREED! Offered with vacant possession and no chain, this spacious three bedroom semi-detached home is positioned on a good size plot in a central location, whilst being close to schools, shops and open green space. In need of some cosmetic updating, the home offers a 17ft kitchen dining room, a spacious living room, a cloakroom and rear porch/boot room on the ground floor. Upstairs there are three bedrooms, two being double in size and one generous single, and a shower room.

Externally, the rear garden is easy maintenance, fully enclosed and enjoys good privacy, with summer house and shed included. The driveway allows parking for 1-2 cars and there is a garage also.

Gas central heating and double glazing.



Calne and Surrounding Area

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.

Location

The home is located close to town and all its amenities. This property is well positioned to be closely connected to the bypass with easy access for commuters. Nearby, there is also green space and a park to enjoy outside leisure.

Entrance Porch

A useful porch for storage of outdoor attire, with windows to the front and side aspect and an entrance door to the home.

Entrance Hall

The entrance hall is spacious and particularly offers excellent storage opportunity underneath the staircase. Additional storage space is available in two cupboards. The hallway gives access to the living room, cloakroom and kitchen dining room, whilst stairs rise to the first floor. Carpeted.

Cloakroom

The downstairs cloakroom comprises a wall-hung wash basin and a pedestal water closet. A window faces to the front.

Living Room

13'7 x 11'3

A spacious room with good light, owing to a glass panel door and large window to the front. Ample space for sofas, armchairs and display furniture. Fitted with carpet.

Kitchen Dining Room

17'07 x 11'11

An excellent size kitchen diner with great potential for modernisation. Comprising laminate work surfaces and a good range of wall and floor cupboards. Integrated ceramic hob, mid-height electric oven and space for a washing machine. A stainless steel drainer sink in positioned beneath a window that views out to the rear garden, and a further window faces to the porch/boot room. Wood effect vinyl flooring. Door to the adjoining porch/boot room.

Rear Porch/Boot Room

8'4 x 7'10

With a tiled pitched roof, three windows and a door opening to the rear garden, this room offers additional flexible space to suit an owner's needs. Vinyl flooring.

First Floor Landing

The first floor landing gives access to a cupboard which houses the combi boiler and a further airing cupboard to the side. Loft access.

Bedroom One

12'1 x 9'6

A good size room which can accommodate a kingsize bed alongside further furniture. A window views out to the front of the home. Fitted with carpet.

Bedroom Two

13 x 8'5

With a window viewing over the rear garden, bedroom two is an excellent size double room. Carpeted.

Bedroom Three

8'09 x 6'05

A generous size single bedroom, which would also make an ideal home office. A window faces the rear garden. Carpeted.

Shower Room

7'08 x 6'01

Comprising a corner shower cubicle with mains shower, pedestal water closet and wash basin. Tiled flooring. Window with privacy glass to the front aspect.

Front Garden

Laid to lawn with brick walling.

Rear Garden

With a good level of privacy and fully enclosed, the sizeable rear garden has been designed to be low maintenance and is laid to decorative shingle and paving. A perfect spot for enjoying pot plant display and with a variety of options for areas to enjoy outside dining and relaxation. A timber summer house and shed is included in the sale. Side gate that leads to the driveway.

Garage and Driveway

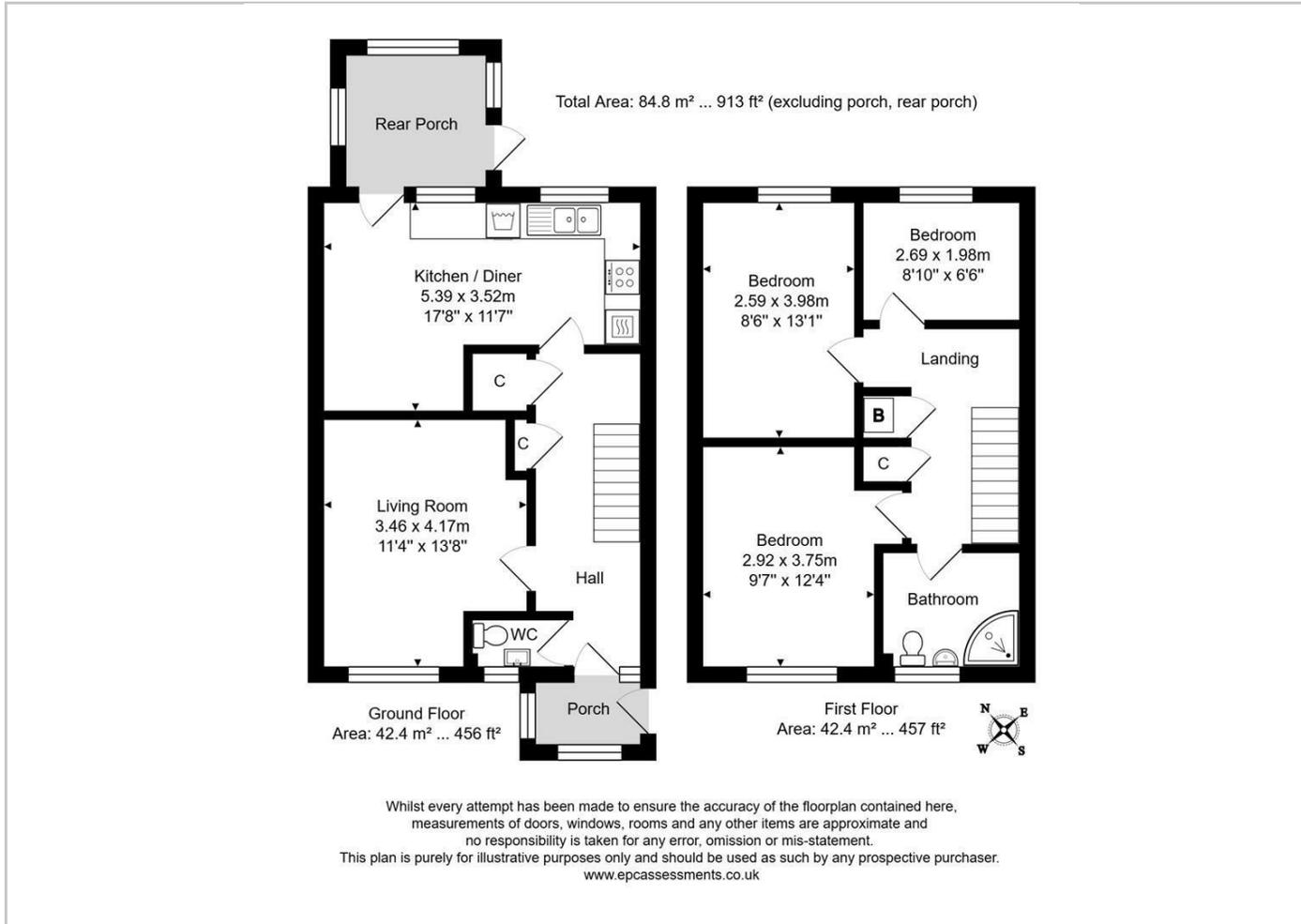
Single garage with double timber doors to the front. The driveway can fit two cars comfortably with potential to create further parking at the front of the property.

Services

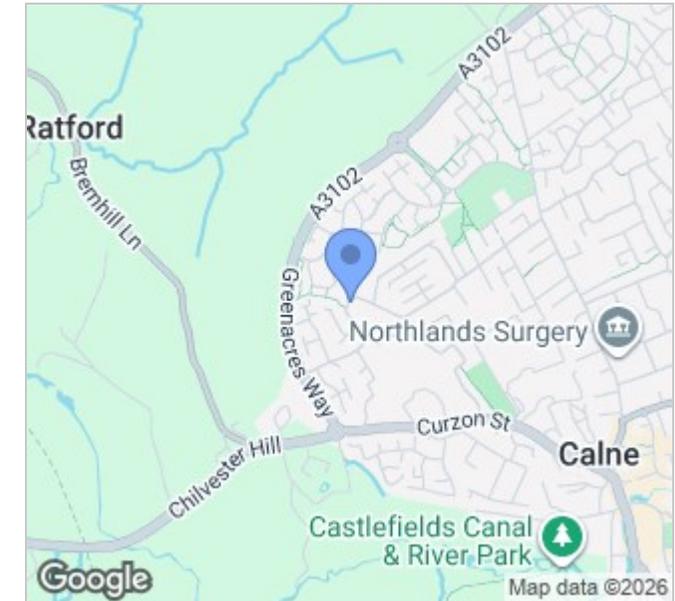
All mains services are connected.
Council Tax Band B.



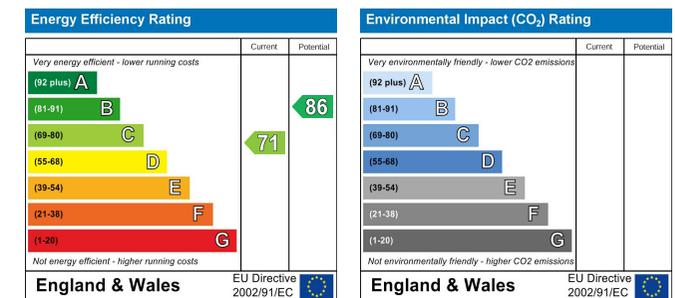
Floor Plans



Area Map



Energy Performance Graph



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