



Baydon Grove, Calne
£222,000



This semi-detached home has a lovely, rear landscaped garden and a deep front garden with a drive for three vehicles. The ground floor has accommodation that includes a living room with fireplace, dining area, conservatory and a fitted breakfast kitchen. There is also a side hall, workshop/utility and a guest cloakroom. The first floor offers three generous bedrooms and a bathroom. There is both double glazing and gas central heating. The property is a gentle walk to both local and town facilities including schools, pharmacies medical centres and supermarkets.



LOCATION

The home is placed in a location that offers many facilities within gentle walking distance. These include two medical centres, pharmacy and supermarkets. Locally the No55 bus offers a regular service between the train stations of Chippenham and Swindon- taking in all the villages and towns in between.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 runs 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.

ENTRANCE HALL

Stairs rise up to the first floor. Under stairs storage area. Doors give access to the kitchen breakfast room and to the living room.

LIVING ROOM

13'3 x 12'9 (4.04m x 3.89m)

The focal point of the room is a stone fire surround with slab hearth and timber mantle. To either side are stone displays with timber tops. A window offers a view out over the front garden. Wide opening to the dining area. There is room for a number of sofas and further furniture.

DINING AREA

9'6 x 8'6 (2.90m x 2.59m)

A wide opening gives access to the living room and is ideal for interaction with guests. It has the bonus of a door that leads into the kitchen breakfast room. There is room for a large dining table, chairs and further items of furniture to support. Access to the conservatory.

CONSERVATORY

9'6 x 8' (2.90m x 2.44m)

There are windows to two sides that view out over the rear garden. Double French doors open out onto the patio and expand the living space in fine weather. Double French doors give access to the dining area.

KITCHEN BREAKFAST ROOM

10' 3 x 9'3 (3.05m 0.91m x 2.82m)

A window offers a view over the rear landscaped garden. There is a selection of fitted wall and floor cabinets with work surfaces. Inset sink and drainer with water fountain. Space has been allowed for a cooker. There is plumbing for a washing machine and room for a fridge freezer. Gas central heating boiler. Tile finishes. Recessed store cupboard. A glazed door leads out onto the side hall. There is room for a small breakfast table if required.

SIDE HALL

10'6 x 5'4 (3.20m x 1.63m)

A glazed door gives access to the front drive and garden. A door opens to the rear garden and there is a wide opening to the workshop/store.

WORKSHOP/UTILITY

7'1 x 6'9 (2.16m x 2.06m)

Fitted floor cabinets and worktop. There is room for a fridge freezer and a further machine if required. Door to the guest cloakroom.

GUEST CLOAKROOM

5'9 x 2'7 (1.75m x 0.79m)

Water closet and wash basin. Window with privacy glass.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the main bathroom. Access to the loft via a pull down ladder.

FAMILY BATHROOM

7'7 x 5'6 (2.31m x 1.68m)

The suite offers a panel enclosed bath with 'Triton' shower over. Pedestal wash basin and a water closet. Two windows with privacy glass. Tile finishes.

MASTER BEDROOM

13'9 x 11'6 (4.19m x 3.51m)

A window views out over the front garden. There is room for a large double bed and further items of bedroom furniture. Airing cupboard housing the hot water cylinder.

BEDROOM TWO

11' x 9'3 (3.35m x 2.82m)

A window offers a view out over the rear landscaped garden and rooftops beyond. There is room for a large double bed and further items of furniture.

BEDROOM THREE

9'9 x 8' including deep store (2.97m x 2.44m including deep store)

There is room for a single bed and further items of furniture. The room also makes a perfect study. A window looks out to the front and there is a deep store cupboard.

FRONT GARDEN

In front of the home is a deep lawn with ornamental planting. A path runs up to the front access door and to the side hall entrance.

DRIVE PARKING

The drive can accommodate up to three vehicles.

REAR LANDSCAPED GARDEN

The rear garden is enclosed and has areas of different character. Adjacent to the home is a large patio area ideal for outside dining, relaxing and entertaining. A pathway runs down the centre part of the garden. To one side of the path are cultivation beds and to the other is a flat lawn for recreation. At the rear end of the garden is a storage shed.



