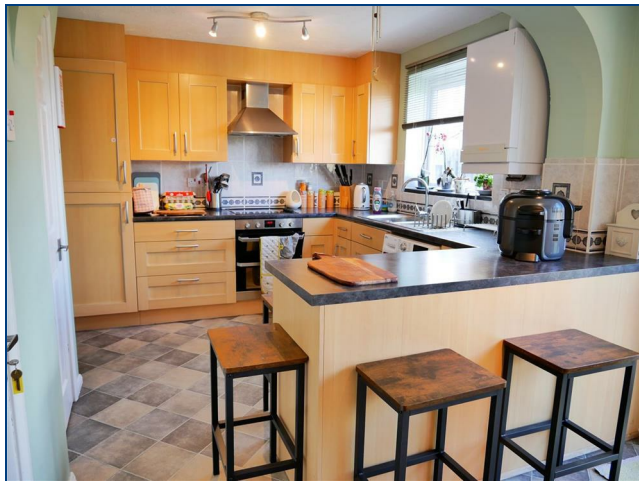




Westerham Walk, Calne
£325,000



An attractive three bedroom detached property with integral garage and driveway parking. The home is located in a cul-de-sac within a popular residential development, a short walk away from the amenities of the town. The property offers a good sized ground floor living space, including a living room with connecting double doors to a dining room, enabling the room to be extended to double-length. There is a spacious kitchen breakfast room, downstairs guest cloakroom and access to the integral garage. On the first floor there are three bedrooms, the principal of which offers an en suite, and a family bathroom. Externally, the driveway has ample parking space and the enclosed rear garden is delightful, with established planting and areas for relaxation. Gas central heating and double glazing throughout.



LOCATION

The home is placed on a residential development near to the Heritage Quarter of Calne. Close by is the famous 'Doctor's Pond' which was key in the discovery of Oxygen. It is a gentle stroll to the multiple facilities of the town centre, Merchants Green, Norman Church, Quaint Shops of Church Street and the River Marden. Very close by are walks along the river and to countryside beyond. Direct access onto the National Cycle Route.

ACCESS AND AREAS CLOSE BY

From the home there are routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. East along the A4 takes you to Historic Avebury, Cherhill White Horse and Marlborough. South are the market towns of Devizes and Melksham.

The number 55 bus links the train stations of Chippenham and Swindon, taking in all the villages and towns in between.

ENTRANCE HALL

Entering the home through a double-glazed canopied entrance door, the carpeted hallway gives access to the guest cloakroom, living room, kitchen and stairs rise to the first floor. There is a shoe storage rack placed at the foot of the stairs.

GUEST CLOAKROOM

6'01 x 3'01 (1.85m x 0.94m)

With a double-glazed window to the front, the cloakroom has a water closet and wash hand basin with tiled splashback. Carpeted.

LIVING ROOM

13'10 x 11'05 (4.22m x 3.48m)

With an attractive double-glazed bay window to the front, this room benefits from a dual aspect with the adjoining dining room. The living room offers space for sofas and armchairs alongside other furniture. Carpeted. Double doors lead to the dining room and could remain open, extending the room to double length and providing an excellent sociable space.

DINING ROOM

9'09 x 9'05 (2.97m x 2.87m)

The dining room has patio doors that lead into the garden. The room has ample space for a good sized dining table, chairs and further furniture. Carpeted.

KITCHEN BREAKFAST ROOM

14'10 x 8 (4.52m x 2.44m)

A lovely bright room that comprises wall units and base units under laminate worksurfaces. The stainless steel sink and drainer is placed beneath a window that views out to the garden. Integrated to the kitchen is a fan oven, halogen hob and extractor hood over. Space for a fridge freezer and plumbing for a washing machine. The wall-mounted boiler is located here. Tiled splashback and vinyl flooring. Peninsular dining area separating the two sections of the kitchen, where further wall and base units are situated. There is a loft hatch to an insulated loft space here, providing extra storage opportunity. Door to under stairs storage cupboard, garage and to the garden.

LANDING

The upstairs landing is laid to carpet and gives access to all three of the bedrooms and the bathroom. Access to the boarded loft is located here, which has a pull down ladder and a light. The airing cupboard houses the hot water tank and further storage.

PRINCIPAL BEDROOM

11'01 x 9'11 (3.38m x 3.02m)

The principal bedroom offers ample space for a double bed, bedside tables and other furniture. There is a built-in sliding door wardrobe. A double-glazed window views to the front of the home. Laminate flooring. Door to the en suite.

EN SUITE

**5'04 x 5 (7'01' into shower recess)
(1.63m x 1.52m (2.16m' into shower recess))**

Comprising a water closet, hand basin and recessed storage area, currently utilised as a clothes hanging space (previously a shower cubicle). Chrome towel radiator. Vinyl flooring.

BEDROOM TWO

12' x 10'04 max (3.66m x 3.15m max)

With a window facing the rear garden,

the second bedroom can accommodate a double bed, plus wardrobe and other bedroom furniture. Laminate flooring.

BEDROOM THREE

8'10 x 7'06 (2.69m x 2.29m)

Bedroom three could accommodate a double bed if required and has a double-glazed window to the rear. Carpeted.

FAMILY BATHROOM

6'08 x 5'09 (2.03m x 1.75m)

A white suite bathroom comprising a water closet with concealed cistern, a hand basin set within a vanity unit and a panel enclosed bath with shower over. Tiled walls and vinyl flooring. Chrome towel radiator. Window facing the rear of the home.

GARAGE

An up and over door gives access to the garage, and there is a door leading from the rear into the kitchen breakfast room. There is loft storage, insulation and power enabling white goods to be placed in here.

EXTERNAL

Outlined as follows

DRIVEWAY PARKING

There is a block paved driveway to the front of the property allowing parking for multiple cars. There is an electric vehicle charger point.

FRONT GARDEN

The front of the property has an attractively planted border and space for pot plants. Step up to the front door of the home.

REAR GARDEN

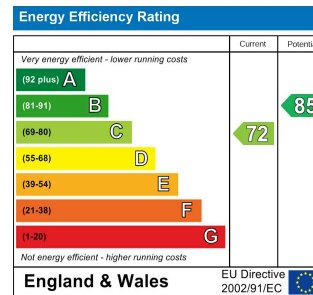
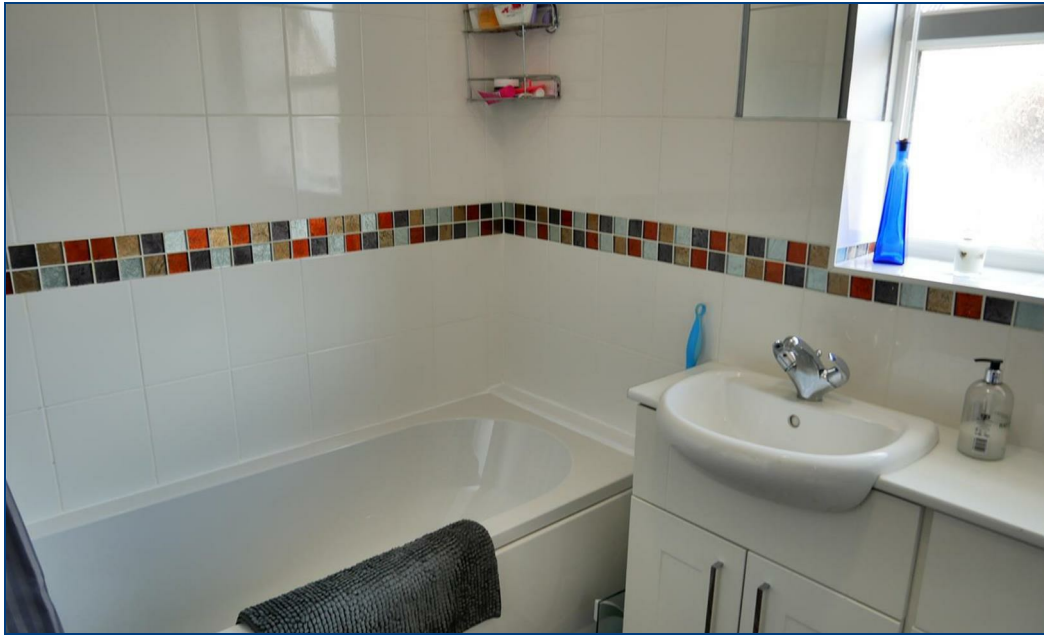
The beautiful rear garden provides areas for relaxing and entertaining and is fully enclosed. There is a paved patio with a raised decked area ideal for alfresco dining. The central area is laid to lawn with a tree, mature shrubs and planting to the borders. Fish pond. Fencing on all sides and a gate leads to the front driveway.

COUNCIL TAX BAND

Council Tax Band D







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

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