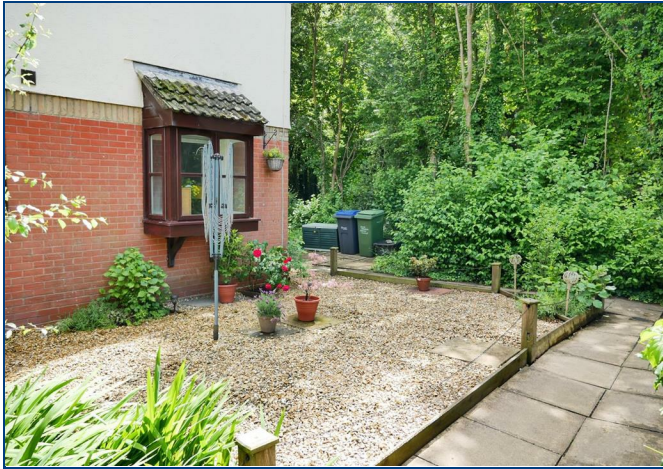


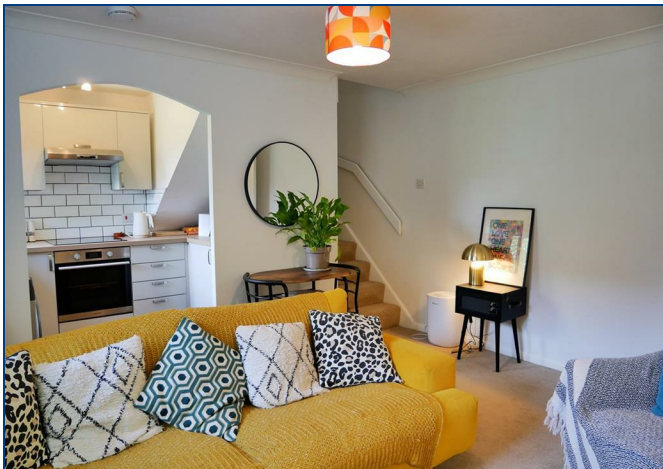


Saffron Meadow, Calne
£175,000



Saffron Meadow, Calne £175,000

This lovely one-bedroom semi-detached home is located conveniently close to the town's many amenities, open countryside walks and excellent transport links. The ground floor offers a dual aspect living room with a deep box bay window, an entrance lobby and a modern fitted kitchen. The first floor features a generous double bedroom and a spacious bathroom. There is double glazing and upgraded electric heating, plus the bonus of a private southerly garden and patio, and parking for two vehicles.



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 local primary schools and secondary schools. 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, and 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 on a popular residential cul-de-sac. Chilvester Park is very close by, while the centre of Calne is a gentle walk away with multiple facilities. Equidistant is open countryside and good access to road and transport links.

Entrance Porch

3'10 x 3'1

A window looks out to the side and a door opens into the living room. A useful space for coat and shoe storage.

Living Room

12'9 x 11'4 plus box bay

A dual aspect room that offers a window to the front and a deep box bay window looks out over the garden. Stairs rise the first floor and an arch opens in to the fitted kitchen. The room offers space for sofas and further living room and dining furniture. Contemporary electric radiator and fitted with carpet.

Fitted Kitchen

9'9 x 5'9

The kitchen has been fitted in recent years by Howdens and offers a selection of fitted wall and floor cabinets with woodblock work surfaces and 'Metro' style tiling to the walls. Inset sink and drainer with mixer tap. Hotpoint electric oven, electric hob and hood. Space for a washing machine and space for a fridge freezer. A window looks out over the garden.

First Floor Landing

Doors open to the bedroom and to the bathroom. Double wardrobe/store. Fitted with carpet. Loft access is also from the landing, where there is a drop down ladder and the loft space is boarded for storage.

Double Bedroom

15' x 8'4

A window looks out over the garden. There is room for a large double bed and further items of bedroom furniture. Contemporary electric radiator. Fitted with carpet.

Bathroom

9'1 x 6'6

The Bathroom suite offers a panel-enclosed bath with mixer taps and shower over, with glass splash screen. Water closet and a pedestal wash basin. Tile finishes. Light and shaver point. Towel rail radiator. Window with privacy glass. The airing cupboard is located here which houses the hot water cylinder.

Exterior

Outlined as follows;

Garden

The property enjoys a southerly shingled garden area with some planting to the borders and a low-level chain-link fence boundary. An ideal place for pot plant display and outdoor furniture. Outside tap.

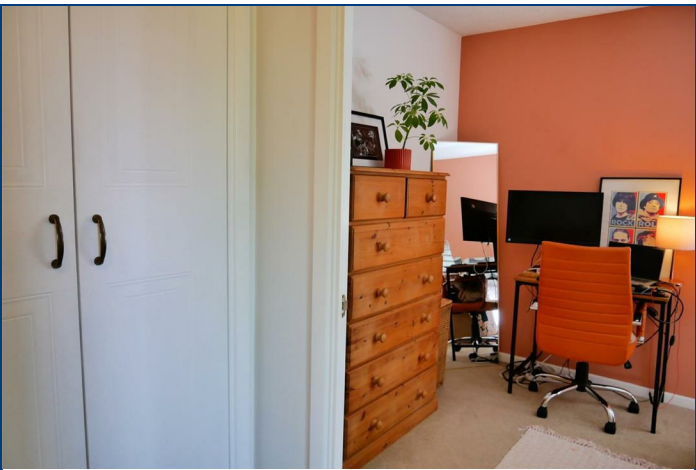
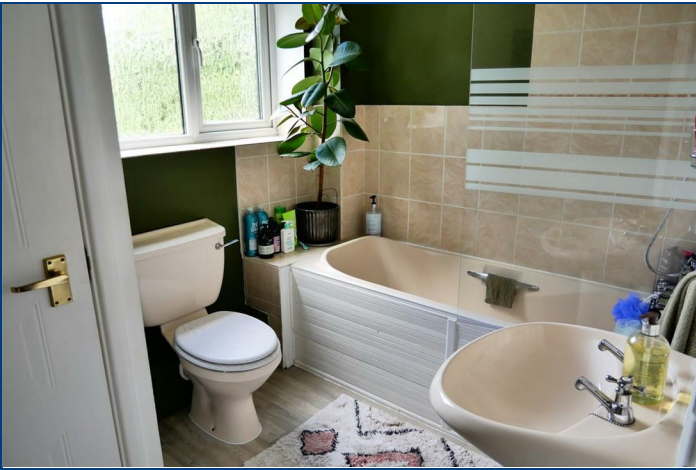
Off Road Parking

The home has a drive that offers parking for two vehicles comfortably.

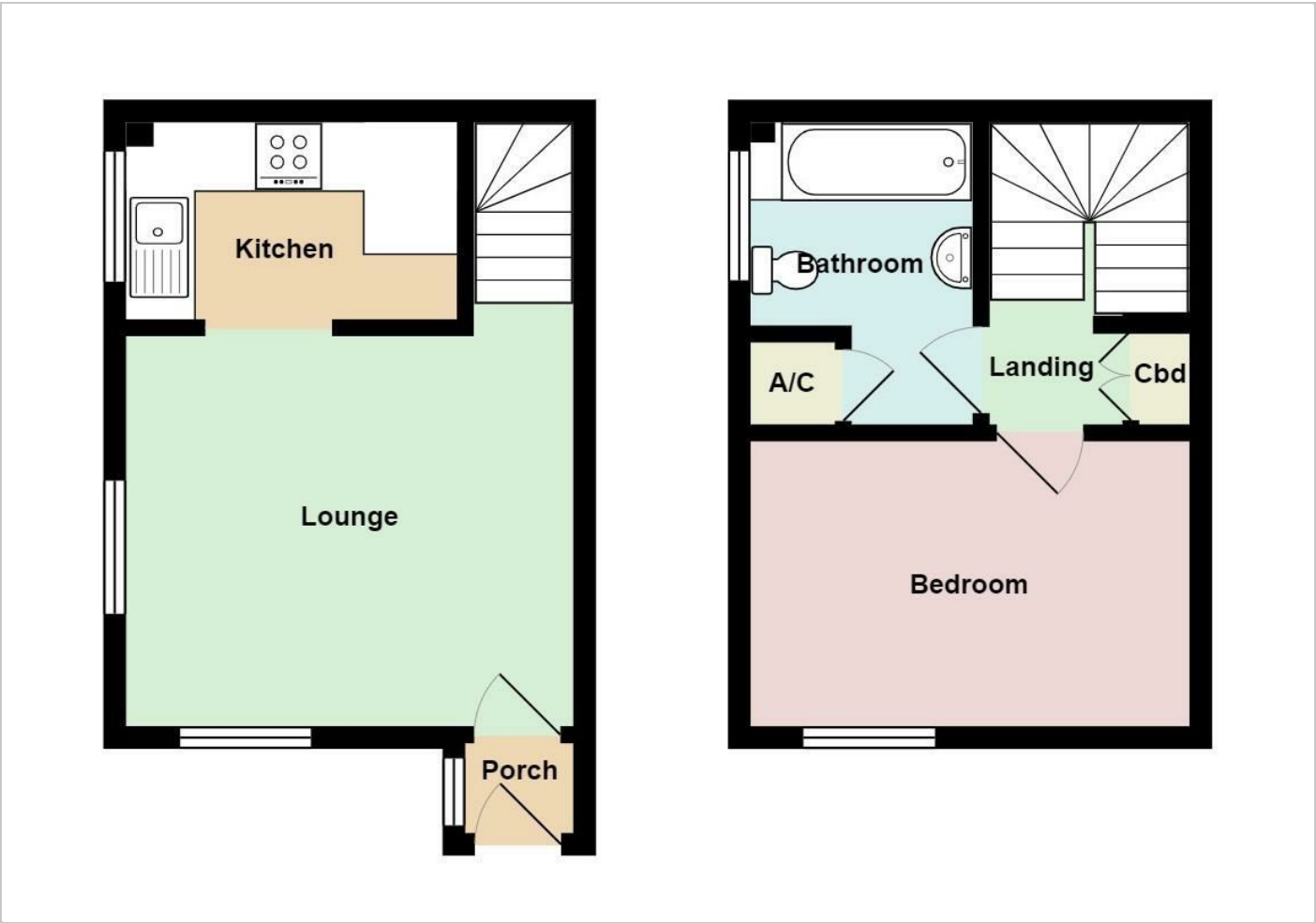
Services

Modern electric heating.
All services are mains connected.

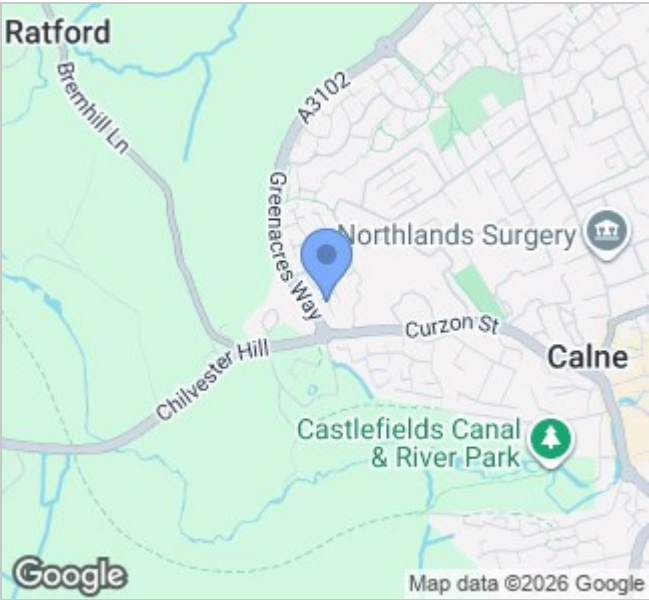
Council Tax Band B.



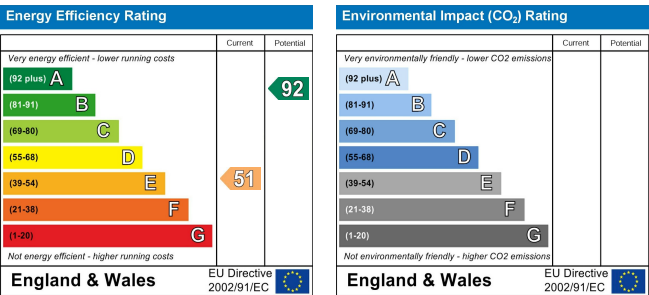
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.