



**Park Close, Calne**  
**£295,000**



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Tucked away in a quiet residential cul-de-sac and within easy walking distance of the town's amenities and surrounding countryside, this well-presented three-bedroom link-detached home offers comfortable family living.

The property benefits from driveway parking, a single garage, and a good-sized private rear garden. Accommodation comprises a spacious entrance porch, a bright living room, dining room, and a fitted kitchen. On the first floor are three well-proportioned bedrooms, including a master bedroom with an en-suite, along with a family bathroom.

Externally, the rear garden provides a good degree of privacy, while the garage features an up-and-over door to the front and a convenient pedestrian door from the garden. The home further benefits from gas central heating and double glazing throughout.



## CALNE & SURROUNDING AREAS

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 in a quiet cul-de-sac just a gentle stroll from the multiple facilities of the town centre, Merchants' Green, Norman Church, quaint shops of Church Street, and the River Marden. There is a great community feel to this residential area.

## THE HOME

Outlined in more detail as follows:

### ENTRANCE PORCH

5'02 x 5

This generous entrance porch is a brilliant addition to the home and allows for storage of outdoor wear, before entering through a further door into the hallway.

### ENTRANCE HALLWAY

A generous space upon entering the home; stairs rise to the first floor and a door opens to the living room.

### LIVING ROOM

15'7 x 11'4

With a large window to the front and an open layout flowing through to the dining room. The room is naturally bright and airy. There is wood-effect, laminated flooring and ample space for sofas and display furniture.

### DINING ROOM

9'3 x 7'7

With patio doors leading to the garden and an opening directly to the kitchen, this room can accommodate a dining table and chairs comfortably.

### KITCHEN

9'03 x 7'01

Under a window looking over the rear garden, integrated into the wood effect worktops is a sink. Further integrated goods include; an electric oven, gas hob, and cooker hood. There is space and plumbing for a washing machine and an under-counter fridge. Finished with tiled splashback and radiator.

## FIRST FLOOR LANDING

Stairs rise to the first-floor accommodation, and doors open to all three bedrooms and the family bathroom.

### BEDROOM ONE

10'08 x 11'08

The master bedroom is placed at the front of the home. Space allows for a double bed, and the room benefits from mirror-fronted built-in wardrobes. A door opens to the en-suite and a further deep storage cupboard.

### EN-SUITE

Shower cubicle, combination vanity wash basin, and concealed cistern WC. Fitted with a modern towel radiator and a privacy-glazed window to the front.

### BEDROOM TWO

7'09 x 8'06

A window looks out over the rear garden. There is room for a double bed and further furniture.

### BEDROOM THREE

9'07 x 6'02

A good size single bedroom with a window that looks out over the rear garden. The room would also make an ideal office or hobby room.

### FAMILY BATHROOM

6'11 x 5'09

A modern suite, recently fitted with a panel-enclosed bath with a mixer hand-held shower head. Vanity wash basin and water closet. Partially tiled walls with vinyl flooring and a privacy-glazed window to the side.

### EXTERNALS

Outlined in further detail as follows:

### GARDEN

Accessed via the patio doors from the dining room, there is a patio area for garden furniture and alfresco dining in the warmer months.

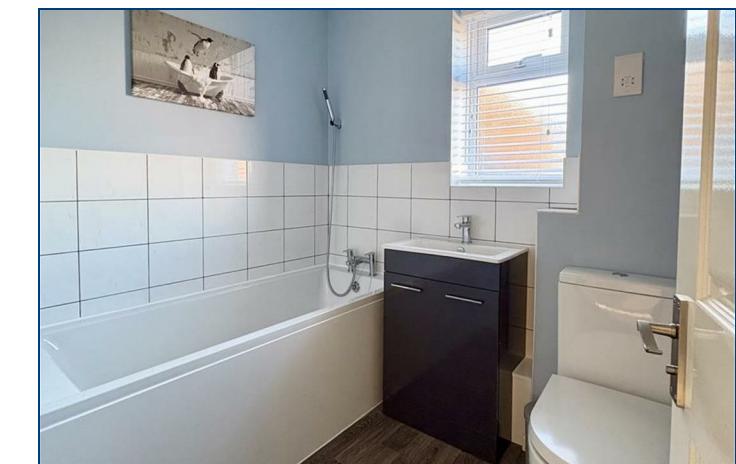
The secluded garden also has side access from the front of the home and is fully enclosed. The garden is majority laid to lawn, with planted mature borders with fruit trees.

### GARAGE

Fitted with power and light and with storage space in the eaves. The wall-mounted boiler is located here. Accessed via an up-and-over garage door and a pedestrian door from the garden.

### PARKING

Driveway parking to the front of the home for three vehicles.



## Floor Plans

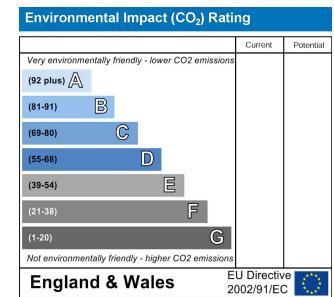
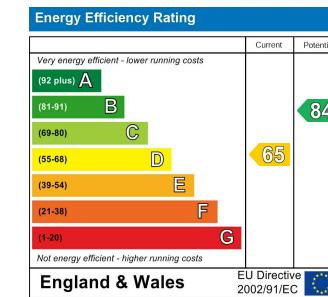


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## Area Map



## Energy Performance Graph



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