



Avebury Close, Calne
Price Guide £395,000

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- LARGE CORNER PLOT
- GARAGE AND LARGE PRIVATE DRIVEWAY
- CUL-DE-SAC LOCATION
- ESTABLISHED PRIVATE GARDEN
- FOUR BEDROOMS
- LARGE LIVING SPACE WITH PARQUET FLOORING
- NO CHAIN & VACANT
- CONSERVATORY
- UTILITY ROOM
- ENTRANCE PORCH



7, Avebury Close

NO ONWARD CHAIN – A home bursting with potential! Tucked away in a cul-de-sac, on a private corner plot within the sought-after Curzon Park development, this spacious three/four-bedroom detached bungalow offers fantastic versatility.

Inside, the property features an entrance porch, a bright and generous dual-aspect living and dining room, a kitchen, two utility rooms, and a conservatory with French doors opening onto the rear garden. The flexible layout allows for three or four bedrooms, depending on your needs. And a bathroom with a separate water closet.

Set on a substantial plot, the home enjoys mature gardens with lawn and patio areas—as well as a currently covered swimming pool. A large front garden and driveway can accommodate up to six vehicles and lead to the detached garage.

Location

The location provides excellent access to both the town centre and scenic countryside walks, while the surrounding development is made up predominantly of similar bungalow-style homes, creating a wonderfully quiet setting.

The Home

Outlined in further detail as follows:

Entrance Porch

A uPVC door opens to an entrance porch with space allowing for hanging outdoor attire. Feature Mosaic Parquet flooring flows into the large living/dining room.

Living/Dining Room

21'7 x 20'8 (6.58m x 6.30m)

Upon entering from the porch, you are welcomed into a spacious open-plan living and dining room, enhanced by multiple windows that flood the space with natural light. A charming feature brick wall with an open fire is a highlight. Access to the extra reception/bedroom, inner hall, and kitchen.

Bedroom/ Extra reception room

10'4 x 18'2 (3.15m x 5.54m)

Accessed via double glass panelled doors, this dual aspect room could be used as a large bedroom or extra reception room off of the main living space. Wall lighting.

Kitchen

9 x 8'7 (2.74m x 2.62m)

Fitted kitchen with a window and door opening to the conservatory. In need of modernisation.

Utility room

9'4 x 6'2 (2.84m x 1.88m)

There are two separate utility spaces, accessed from the conservatory or rear garden. Space for appliances and plumbing for a washing machine.

Conservatory

A fantastic size with a brick base, patio doors open to the rear garden.

Inner Hallway

The inner hall separates the living and sleeping accommodation. Doors open to all three bedrooms, the bathroom, and the water closet.

Bedroom One

11'9 x 10'9 (3.58m x 3.28m)

With views onto the private side garden, the principal bedroom offers space for a large bed and further furniture. All of the carpeting in the bedrooms has been removed and redecorated with white paint, ready for a new owner's personal choice.

Bedroom Two

11'9 x 8'9 (3.58m x 2.67m)

A double bedroom with space for bedside tables and storage furniture.

Bedroom Three

7'8 x 8'6 (2.34m x 2.59m)

A generous single bedroom with space for further furniture. Views onto the secret side garden.

Bathroom & Separate Water Closet

Featuring a panel-enclosed bath and wash basin with a separate water closet. In need of modernisation.

Externally

Outlined as follows:

Private Driveway

A tarmac private driveway with space for up to six vehicles.

Garage

A single garage accessed via double doors. Also with power and light.

Rear Gardens

The bungalow is positioned on a fantastic wrap-around corner plot. The mature and private rear garden is enclosed with hedging and planted borders; the garden is all level with a south-easterly aspect. There is also a secret side garden with all around access, plenty to keep a gardener busy! The garden

previously enjoyed a swimming pool with a patio border, currently covered with bespoke decking.

Utilities/Services

Mains Electric, Water & Drainage, Electric storage heaters.

Council Tax Band: D

Calne

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 centers 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.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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