



James Avenue, Calne
£270,000

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Placed in the desirable Regent's Park development, this immaculate three bedroom semi detached home is positioned opposite open green space with countryside walks nearby, whilst the amenities of the town centre are within walkable reach. Internally, there is an entrance hall, spacious living room, downstairs cloakroom and a dining kitchen which has French doors that open to the rear garden. On the first floor, there are three bedrooms, the principal with en suite, and a family bathroom. Externally the home enjoys an enclosed, south-westerly rear garden, a front garden and off-road parking for two. Double glazing and gas central heating.



Calne and 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 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.

Location

Positioned opposite open green space and ideally placed with a short walk to a convenient store and the town centre. The home is in the catchment for multiple primary schools and also a secondary school. With countryside on the doorstep, there are excellent dog walks nearby and access to the 404 cycle route. A new bus service, the 40C, serves this residential development with a route into the town centre.

Entrance Hall

Entering the property through a part-glazed front door, the entrance hall has room for coat and shoe storage and gives access to the living room, the guest cloakroom and the stairs to the first floor. Wood-effect laminate flooring.

Living Room

14'03 x 12'01
A good sized room with a window facing the front of the home and ample space for sofas, armchairs and further furniture. A door opens to a deep under-stairs cupboard, providing excellent storage. A door leads to the kitchen dining room. Wood-effect laminate flooring.

Guest Cloakroom

7'01 x 2'11
Consisting of a pedestal water closet and wash hand basin. A window with privacy glass faces the side of the home. Wood-effect laminate flooring.

Kitchen Dining Room

15'04 x 8'10
A lovely bright room divided into natural areas for cooking and dining. The modern fitted kitchen comprises a selection of wall and base units with a laminate worktop over. Integrated to the kitchen is an electric fan oven and four ring gas hob with extractor hood. The combi boiler is housed within a wall cupboard here. There is space for a tall fridge freezer, dishwasher and washing machine. A stainless steel one and half sink and drainer is situated under a window that views out across the open green infront of the home. In the dining area, there is space for a dining table, chairs and other furniture. French doors open out to the garden. The kitchen dining room is fitted with wood-effect laminate flooring.

Upstairs Landing

The upstairs landing, fitted with carpet, provides access to all three of the bedrooms, family bathroom and airing cupboard. The loft hatch is located on the landing also.

Principal Bedroom

12 x 9'06
With a window viewing out to the front, the principal bedroom has space for a kingsize bed, bedside tables, wardrobes and other furniture. A deep cupboard provides excellent storage. Fitted with wood-effect laminate flooring.

En-Suite

5'10 x 5'05
A modern suite comprising a pedestal water closet, wash basin and a shower cubicle. Dual aspect, with privacy glass windows to the front and side aspects. Laminate flooring and wall tiling.

Bedroom Two

9'03 x 7'07
This room can accommodate a double bed, bedside tables and further furniture. A window faces the garden. Wood-effect laminate flooring.

Bedroom Three

7'07 x 5'10
A good size single bedroom, currently used as a home office, with a window facing the side of the home and wood-effect laminate flooring.

Family Bathroom

5'11 x 5'06
A modern fitted suite comprising a pedestal water closet, wash basin and panel bath with mixer tap and shower attachment. Partially tiled walls and laminate flooring.

Front Garden

The front of the home has an attractive garden, lawned and bordered by hedging. Steps lead up to the canopied front door. There is also an additional lawned area with shrub hedging adjacent to the garden wall.

Rear Garden

The garden has a sunny south-westerly aspect and enjoys a good level of privacy. A paved patio area provides a natural area for al fresco dining and relaxing. The remainder of the garden is laid to lawn. A side access gate leads to the off-road parking area.

Off Road Parking

To the front of the home, there is off-road driveway parking for two cars side by side.

Council Tax Band

Council Tax Band C.

Note

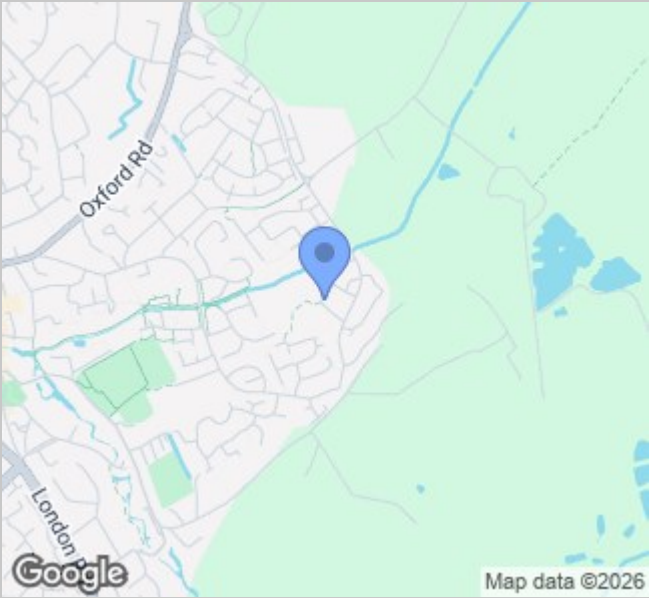
There is an estate maintenance fee for the upkeep of the residential development. Please contact Butfield Breach for more information.



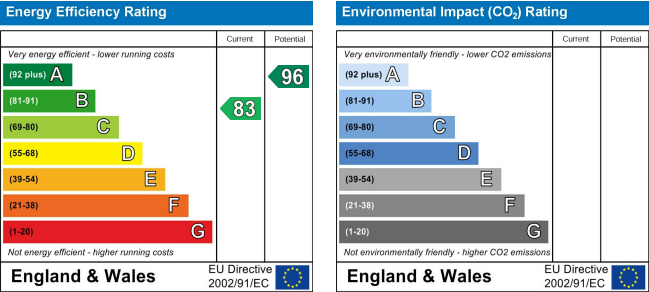
Floor Plans



Area Map



Energy Performance Graph



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