



**Duncan Street, Calne**  
**£265,000**





## Duncan Street, Calne £265,000

This well-presented two-bedroom home with a single garage occupies a generous plot with both rear and side gardens, ideally located within easy walking distance of local shops, bus routes and schools. The accommodation comprises two double bedrooms, a spacious living/dining room, a fitted kitchen, a separate garden room and a modern shower room.

Externally, the property benefits from generous gardens both to the rear and side. Both gardens are level and the rear garden features a decking area as well as mature planting. There is the benefit of a single garage with pedestrian access from the garden.

Further benefits include gas central heating and double glazing throughout. This property is offered with no onward chain and vacant possession.



## 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 primary schools and a secondary school, Kingsbury Green Academy. 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, 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

Ideally positioned tucked away in a quiet cul-de-sac, the property is within easy walking distance of the town centre, local amenities and a nearby bus stop.

## The Property

The bungalow is terraced and benefits from access via the front door and a rear porch. The gardens wrap around two sides of the property and the single garage is located close by with access from the front and rear. Outlined in further detail as follows:

## Hallway

Upon entry to the home, an entrance hall leads to the shower room, both bedrooms and the living dining room. Fitted with carpet. An airing cupboard houses the hot water tank and an additional storage cupboard.

## Living / Dining Room

The carpeted living dining room is of an excellent size and happily accommodates multiple sofas and further living room furniture. There is also ample space to create a natural area for a dining table and chairs. There is a door to the rear porch and a window that views to the rear garden. A door leads to the kitchen.

## Kitchen

The kitchen features modern white gloss cabinets with laminated wood-effect worktops and white tiled splashback. There is space for an under counter fridge and freezer and plumbing for a washing machine. Integrated is a four-ring gas

hob, oven and extractor hood. A stainless steel sink with drainer is positioned beneath a window that views to the front of the home. Wood-effect vinyl flooring.

## Rear Porch

Upvc porch with door into the living/dining room. This porch is a useful additional space and leads to the rear garden.

## Bedroom One

A bright dual aspect room with windows to the side and front. Bedroom one is a generous size and will allow for a king-size bed and further bedroom furniture. An additional feature of this bedroom is a bank of built-in wardrobes. Fitted with carpet.

## Bedroom Two

Bedroom two offers space to accommodate a double bed with further furniture. There is a window to the front of the home and a door that opens to the side garden. Fitted with carpet. The room has a built-in cupboard which has storage space along with the wall-mounted boiler.

## Shower Room

A modern white fitted suite, featuring a generous shower cubicle, vanity wash basin and water closet. A window with privacy glass faces the front aspect. Tiling to the floor and walls.

## Garage and Parking

With a pedestrian door providing access from the side garden and up and over door to the front. Parking is available for residents of the cul-de-sac to the front of the property, but not allocated.

## Garden Room

An additional and separate room which is accessed from the side garden via patio doors. A lovely space to comfortably enjoy the view of the private garden. Full Upvc double glazing.

## Gardens

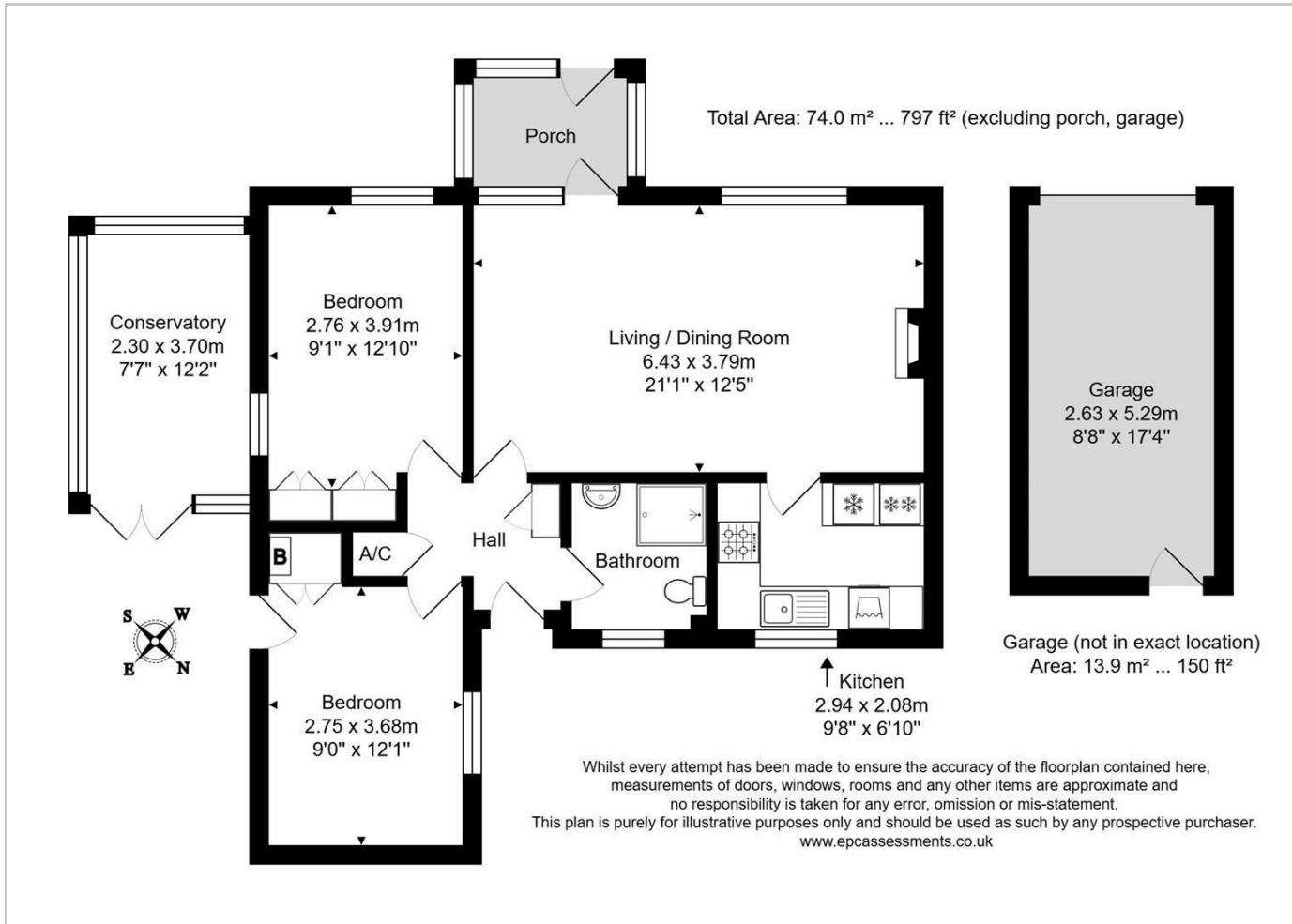
The rear garden and side garden are separated via a fence and gate. The main garden has a flat lawn, mature planting and is extremely private. There is a decking area that connects to the garden room and a path leads around the bungalow to a gate that opens to the rear garden. Adjacent to the living-dining room is the rear section of the garden and this provides a lawn, planted borders and a path to the rear access porch. The garage can be accessed via a gate from this garden.

## Services

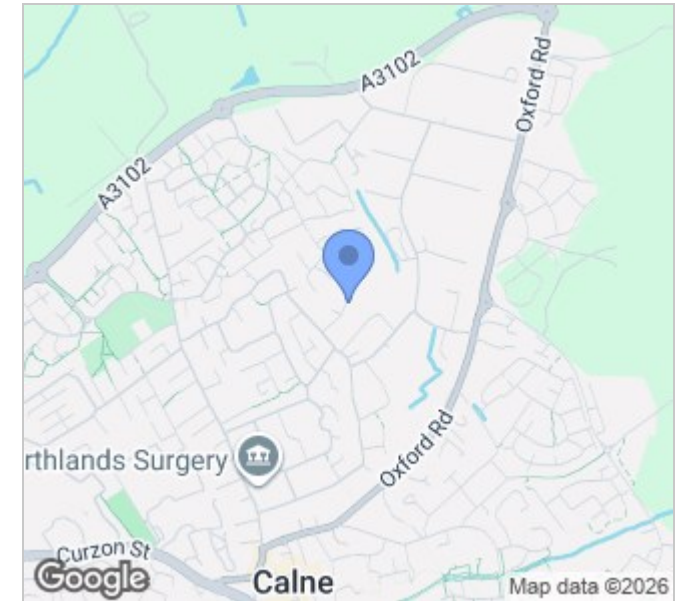
All mains services are connected.  
Council Tax Band C.



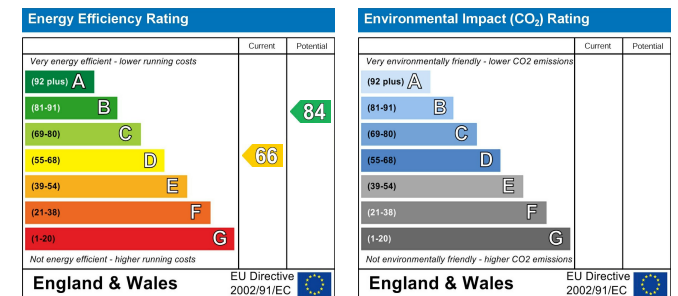
## Floor Plans



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.