



Druids Close, Calne

£345,000

2 The Square, Calne, Wiltshire, SN11 0BY
01249 821110
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

- NEWLY RENOVATED
- IMMACULATE CONDITION THROUGHOUT
- DETACHED BUNGALOW
- GARAGE WITH ELECTRIC ROLLER DOOR
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- FITTED WARDOBES
- SOUTH FACING GARDEN
- PRIVATE DRIVEWAY
- WALKING DISTANCE TO TOWN & BUS STOP



1, Druids Close

A unique opportunity to purchase a newly renovated detached bungalow within Curzon Park, enjoying a sunny, southerly facing garden, private driveway and garage. The home features a beautifully updated dining kitchen with glass-panelled oak doors opening to the living room. From the generous dual aspect living room, newly fitted patio doors open directly onto the south-facing garden, enhancing the indoor-outdoor flow. A fresh and welcoming entrance porch and hallway connect the living space to the bedrooms and shower room. The property offers two double bedrooms, complemented by bespoke built-in wardobes and a stylish, modern shower room. Recent improvements also include updated electrics and double glazing throughout, including doors. Scenic country walks are close by, and the town's many amenities are only a gentle stroll away.

Calne

Curzon Park is located moments from Calne's centre. 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

The home is situated on the West side of Calne in a popular residential development of majority bungalows. This home is located in a quiet cul-de-sac. Close by is a convenient path that leads to the town centre and the open countryside.

Entrance Porch

4'10" x 4'7" (1.47 x 1.40)

Glazed entrance door and window. Space for hanging outdoor wear. Wood-effect hard flooring.

Hallway

Doors lead to the living room, bedrooms and to the bathroom.

Living Room

16'5" x 11'10" (5.00 x 3.61)

This naturally bright, dual-aspect room enjoys an airy feel and offers easy access to the garden through wide patio doors, extending the living space on warm days. There is ample room for multiple sofas and

additional display furniture arranged around an electric fire with a surround. Double doors open to the dining kitchen, creating a seamless flow between the spaces.

Kitchen Breakfast

13'1" x 8'7" (3.99 x 2.62)

Designed for both practicality and everyday dining, this versatile kitchen provides ample space for a table and chairs, with direct access to the garden and a large window that fills the room with natural light. Sleek, bright white fitted cabinetry is complemented by generous matching work surfaces and a selection of pan drawers.

The kitchen features an inset induction hob and a chest-height electric double oven with a dual-function microwave. All appliances are Samsung and under three years old, including the integrated fridge-freezer and dishwasher. There is a dedicated space for a washing machine, while a discreet cupboard houses the gas central heating boiler and water softener.

Bedroom One

15'0" x 10'7" (4.57 x 3.23)

A generous double bedroom with a dual aspect, featuring two windows that fill the room with natural light. There is ample space for a large king-size bed and additional furniture, complemented by a row of bespoke built-in wardrobes for convenient storage. The room allows for a vanity table and dressing area. Newly fitted carpet.

Bedroom Two

10'10" x 9'4" (3.30 x 2.84)

Featuring a row of bespoke fitted wardrobes, space for a bed, and further furniture. Ideal as a dressing room or study. A window overlooks the front garden. Newly fitted carpet.

Shower Room

9'3" x 6'0" (2.82 x 1.83)

A modern shower room, with a spacious walk-in shower and glass screen. Vanity wash basin and water closet. Finishings include: spot lighting, tiled walls and floors, towel radiator, extractor fan and light-up vanity mirror.

Exterior

Outlined in further detail as follows;

Front Garden

In front of the home is a flat shaped lawn that is brick-edged with a flat paved path to the newly fitted front door. There are rose bushes and a row of heather as a feature, as well as a convenient outdoor wall light. The drive and garage are on the opposite side of the home, with further gated access to the rear garden and a back access door into the kitchen.

Private Driveway

The home has a private tarmac driveway, with parking that can accommodate one vehicle comfortably. The drive leads to the garage, and there is gated access to the rear southerly garden.

Garage

A single garage with access via a newly fitted electric roller door. Fitted with power and light.

South Facing Courtyard Garden

The garden enjoys a high degree of privacy and a desirable southerly aspect, further enhanced by a newly fitted sage-green electric awning. Designed for ease of maintenance, it features a lawn area and a greenhouse, making it ideal for outdoor dining, entertaining and cultivating plants. From the garden, there is convenient access to the living room, the dining kitchen and additional garden areas. An outside tap is also provided.

Extra Garden

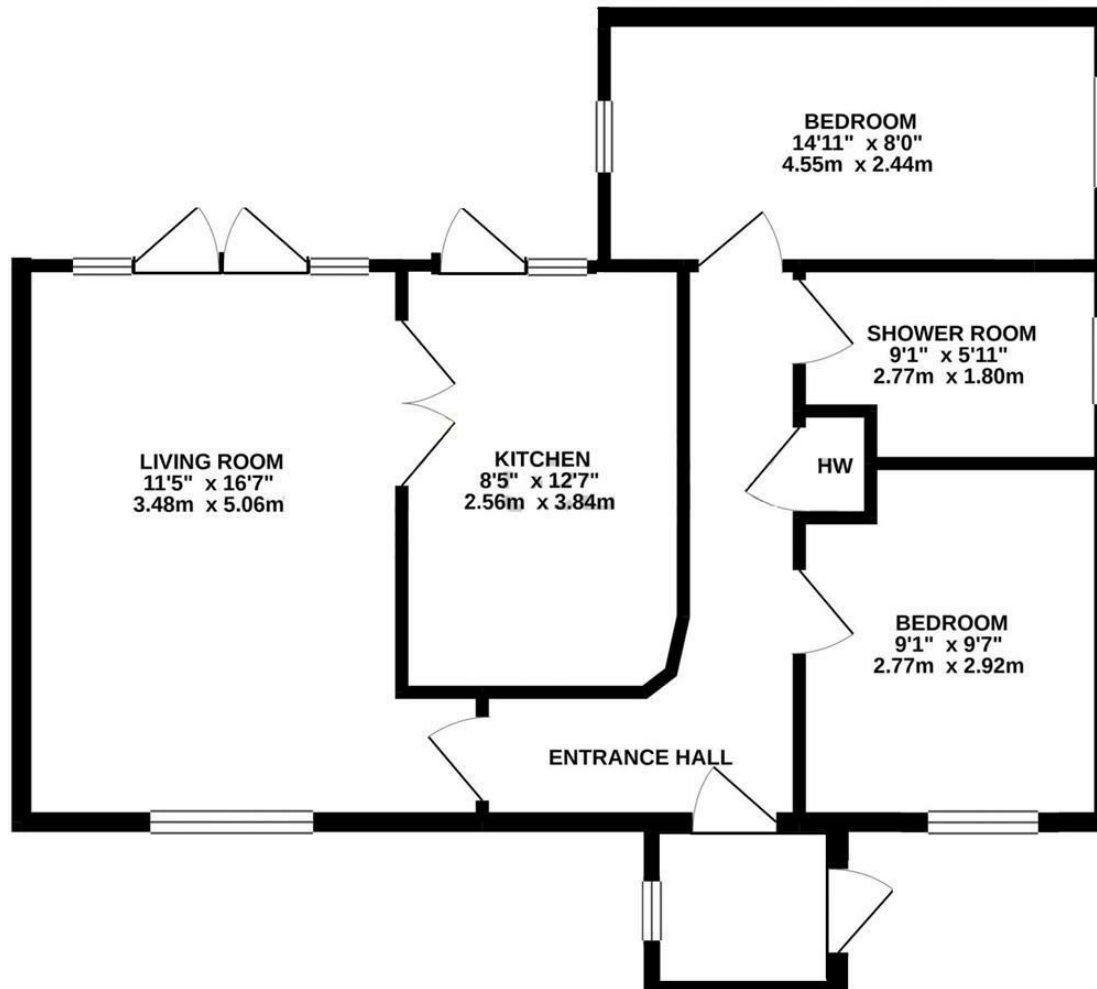
There are two areas of garden that are ideal for discreet storage. Wrapping around two sides of the home they offer many possible uses.

To Note:

Council Tax Band - C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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