



Wessington Park, Calne
Offers Invited £329,950



NO CHAIN! Placed in the desirable Wessington Park Development, South of Calne, is this three bedroom detached bungalow. The home enjoys having a pleasant outlook from the front of the home, overlooking green spaces and rolling hilltops beyond. Internally, there is a porch, a vestibule, a spacious living room, and a dining kitchen. There are also three bedrooms, all of which can accommodate a double bed, as well as a bathroom with a walk-in shower. Externally, there is a front garden, rear garden with side access, garage and parking. Gas central heating and double glazing.



THE AREA

The home is placed in the Quemerford area of Calne and on the edge of some of the most beautiful countryside Wiltshire has to offer. Wessington Park, as the name suggests, has the focal point of a recreational park. The area features two converted Historic Mills with one featuring a Mill Leat.

As you travel east you pass Cherhill White Horse, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne which is steeped in history and the home of Wiltshire Ham, plus the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound.

THE HOME

Outlined in more detail as follows:

ENTRANCE PORCH

5'7 x 4'10 (1.70m x 1.47m)

Upon entering the home via a glazed UPVC door, you come to an entrance porch where a window looks out over the front garden. Tiled flooring. A door leads through to the inner porch.

VESTIBULE

5'6 x 4'10 (1.68m x 1.47m)

From the entrance porch, you come to the vestibule, which has the added benefit of a radiator. Space allows for the storage of furniture as well as the hanging of outdoor attire. A door opens to the living room. Carpeted flooring.

LIVING ROOM

20'6 x 13'8 narrowing to 8'4 (6.25m x 4.17m narrowing to 2.54m)

The living room is an excellent size with a large window enjoying views out over the front of the home and a window to the side of the home, filling the room with natural light. The room allows space

to accommodate multiple sofas, as well as a range of display furniture. Carpeted flooring. A door opens to the inner hallway.

INNER HALL

From here, doors open to all three of the bedrooms, the bathroom, the dining kitchen, and the living room. Two further doors open to where the boiler is housed and a storage cupboard. Carpeted flooring.

DINING KITCHEN

15'1 x 10'6 max (4.60m x 3.20m max)

The kitchen has been fitted with a range of wall and base cabinets. Integrated into the kitchen are an electric oven and an electric hob with an extractor hood over. Beneath a window looking out over the rear garden is a sink and a half with a drainer. Space and plumbing allow for a washing machine and under-counter fridge. Tiled finishings. Space allows for a dining room table and chairs. A glazed door opens out to the rear garden.

PRINCIPAL BEDROOM

11' x 12'7 (3.35m x 3.84m)

With a window looking out over the rear garden, filling the room with natural light is the principal bedroom. Space allows for a king-size bed, bedside tables, and further bedroom furniture. Carpeted flooring.

BEDROOM TWO

11'7 x 9'3 (3.53m x 2.82m)

Bedroom two can accommodate a double bed, bedside tables, and further bedroom furniture. A window looks out over the rear garden of the home. Carpeted flooring.

BEDROOM THREE

11 x 9'4 (3.35m x 2.84m)

Bedroom three is also a generous-sized room, allowing space for a double bed and further

bedroom furniture. The room also benefits from having a storage cupboard. A window looks out over the side of the home. Carpeted flooring.

BATHROOM

7'3 x 6'3 (2.21m x 1.91m)

A modern white suite bathroom, consisting of a pedestal wash basin, water closet and a walk-in double shower. Tiled finishings and vinyl flooring. A window with privacy glass opens out over the side of the home.

EXTERNAL

Outlined in more detail as follows:

FRONT GARDEN

The front garden of the home is laid mainly to lawn with ornamental hedges, plants, and shrubs to the borders. A path leads to the front entrance porch and a gate allows side access to the rear garden.

REAR GARDEN

Adjacent to the dining kitchen, a gentle walled slope leads down to the rear garden. The garden is laid to lawn with trees, shrubs, and planting to the border. A path leads to the front of the home, passing a pedestrian door that opens through to the garage.

GARAGE

Accessed via an up-and-over door from the front of the home or via a pedestrian door. Fitted with power and light.

PARKING

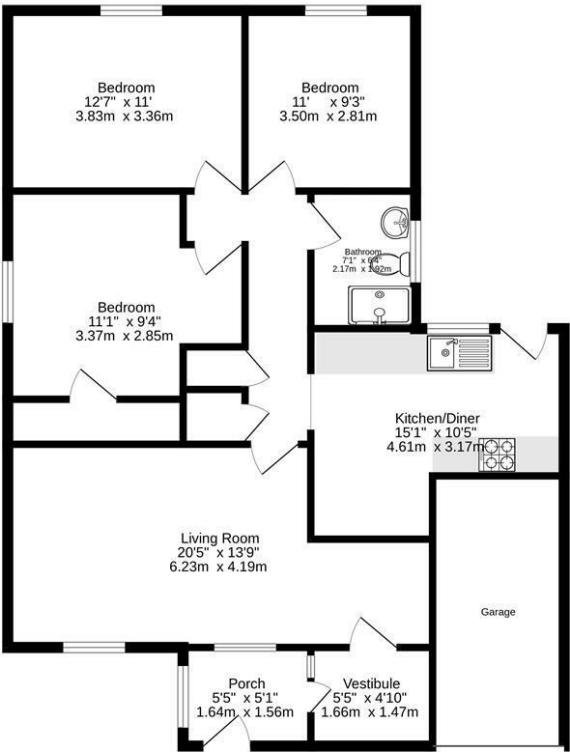
To the front of the home, there is a driveway allowing parking.







GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(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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