Castlefields, Calne

Guide Price £425,000

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- VACANT POSSESSION
- DETACHED HOME
- CORNER PLOT
- TWO LARGE BEDROOMS
- DINING KITCHEN
- DINING ROOM (BEDROOM THREE)
- FOUR PIECE BATHROOM
- DOUBLE GLAZING & GAS CH
- GARAGE & PARKING
- CLOSE TO COUNTRYSIDE

Hazeldene, 10, Castlefields

Vacant Possession! Placed on a corner plot in one of the most desirable locations in Calne. In the Heritage Quarter, being close to countryside and a gentle walk to the facilities of the town. Placed on a corner plot the home has two large double bedrooms, a living room, fitted dining kitchen, separate dining room (alternative/occasional guest bedroom), bathroom and a conservatory. There are gardens to three sides and there is drive parking for multiple vehicles plus an attached garage with electronic door. The home is gas centrally heated and double glazed.

LOCATION

The home is positioned in a cul-de-sac just off Castle Street in the Heritage Quarter. A short walk takes you the centre of the town which offers numerous facilities and the River Marden. Calne is renowned for the discovery of Oxygen and the birthplace of Wiltshire Ham. This county town is surrounded by some of the most attractive countryside Wiltshire has to offer. From the home you can walk down Castle Walk which takes you to country walks.
The Heritage Quarter of Calne has many period buildings and features: The Norman Church of St Mary's, The Houses on the The Green, Historic Barns, The Bell Tower of The Town Hall & Corn Exchange.

ACCESS & AREAS CLOSE BY

The A4 gives routes east to Marlborough, Cherhill White Horse, Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound also. To the west is Chippenham, Bath and the M4 westbound.
There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon, which both have rail stations.

ENTRANCE HALL

12'2 x 10' narrowing to 5'9 (3.71m x 3.05m narrowing to 1.75m)

Doors give access to the living room, dining kitchen, bedrooms and the four pirece bathroom. Room for display furniture.

DUAL ASPECT LIVING ROOM

14'4 x 13' (4.37m x 3.96m)

Dual aspect living room with windows to front and the side. Fireplace. Door to the separate dining room. There is room for sofas and further furniture.

FITTED DINING KITCHEN

12'6 x 10'6 (3.81m x 3.20m)

The room has a selection of fitted wall and floor cabinets with work surfaces. The cabinets include roller wall cabinet and glass fronted display in a dresser style. Built-in dining table. Inset sink and drainer. Space for a cooker and a washing machine. Space for a fridge freezer. Cooker hood. Tile finishes. A window views into the conservatory. Doors give access to the conservatory and to the separate dining room.

DINING ROOM (BEDROOM THREE)

12'6 x 10'4 (3.81m x 3.15m)

A window views out to the side. There is room for a dining table, chairs and extra furniture. The room could also be used as an extra bedroom.

CONSERVATORY

17'9 x 7'9 (5.41m x 2.36m)

The room has windows to three sides and a tile floor. French doors open out onto the rear garden and expand living space in fine weather.

FOUR PIECE BATHROOM

8'8 x 6'6 (2.64m x 1.98m)

The suite has a corner shower cubicle and a panel enclosedbath with mixer tap and shower attachment. A vanity cabinet has an inset basin and there is a water closet. Contemporary wall radiator. Two windows with privacy glass and tile finishes.

MASTER BEDROOM

15'9 x 11'9 (4.80m x 3.58m)

The room has an extensive range of fitted bedroom furniture. There is room for a double bed and further furniture to complement. Window.

BEDROOM TWO

12'7 x 12'2 (3.84m x 3.71m)

A large double bedroom with space for a double bed and further bedroom furniture.

EXTERIOR

SIDE DRIVE & PARKING

To the front of the home is parking for a number of vehicles on a hard standing drive and a gravel area.

ATTACHED GARAGE

16'3 x 8'3 (4.95m x 2.51m)

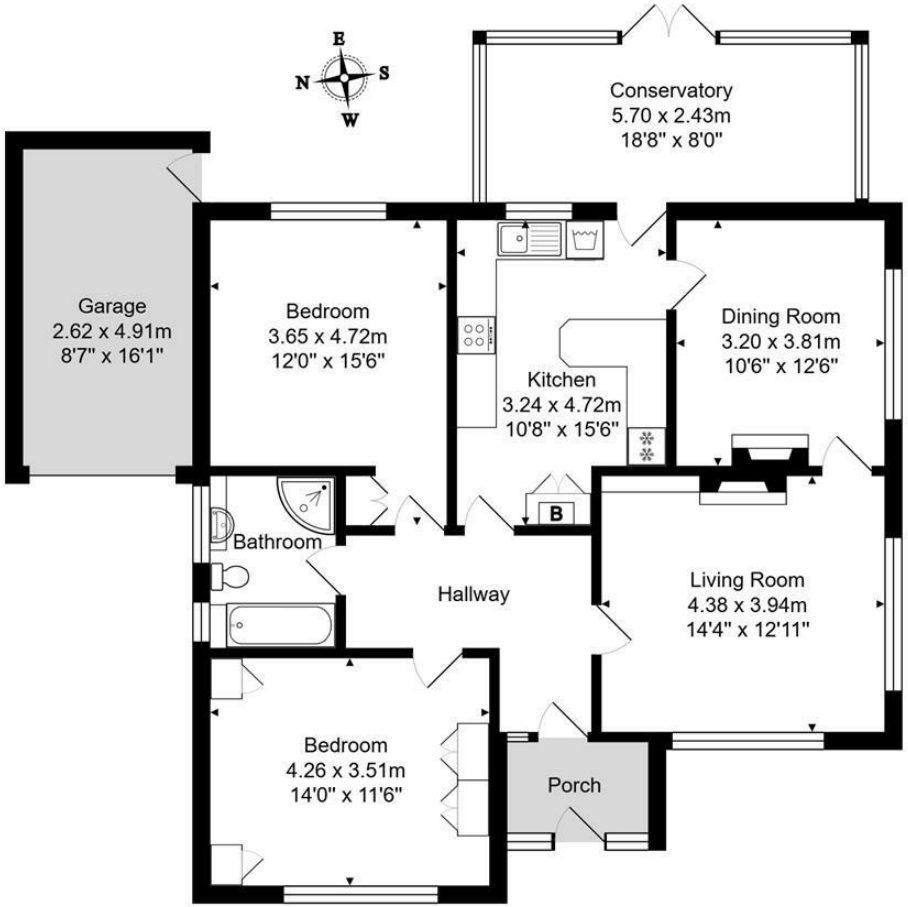
Electronic roller door to the front. Personal door to the rear garden.

FRONT & SIDE GARDEN

A lawn sweeps around the front and side of the home. There are well stocked flower beds with a very good selection of mature ornamental planting.

REAR GARDEN

A garden runs along the rear of the home. There is a shaped lawn, mature planting and bushes for screening. To each side of the conservatory are two generous patio areas for outside dining and entertaining.



Total Area: 108.4 m² ... 1167 ft² (excluding porch, garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epcassessments.co.uk

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

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