



**Curzon Street, Calne**  
**£395,000**





This beautifully finished detached bungalow is privately located yet conveniently close to town amenities. It features a stunning, south-facing landscaped garden offering privacy, a large patio for entertaining and a flat artificial lawn. The property includes gated parking for multiple vehicles and a garage. Inside, the home offers expansive living spaces, including a spacious living room with a log burner, a bespoke fitted dining kitchen, a garden room, a formal hall and a porch. There are three bedrooms, including two large doubles and a well-appointed bathroom. Additional benefits include gas central heating and newly fitted triple glazing throughout.



## **ACCESS & AREAS CLOSE BY**

The home is on the doorstep of country walks and Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## **LOCATION**

The home is placed moments from Calne's centre. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops, and the River Marden. Calne centre has supermarkets, bistros, restaurants and a good selection of independent shops. There are numerous medical centres and pharmacies also. Recent times have seen the opening of a Tesco Superstore on the edge of town and the area has numerous primary schools plus a secondary school.

## **ENTRANCE PORCH**

The entrance door has a window and there are two strip windows to each side. There is room for display furniture, hats and coats.

## **FORMAL HALL**

Doors give access to the living room, the three bedrooms, and the bathroom. The hall has wood flooring and there are two deep store cupboards with wooden doors. There is space for display furniture.

## **LIVING ROOM**

**18'0" x 13'0" (5.49 x 3.96)**

A very generous living room that enjoys plenty of natural light from a large south-facing window that overlooks the garden. The focal point of the room is the fireplace which has a working log burner. There is more than ample space for multiple sofas with further wall space for cabinets and other furniture. Fitted with composite wood effect flooring. A door opens to the dining kitchen and a pretty picture window looks into the room also.

## **FITTED DINING KITCHEN**

**17'0" x 11'0" plus 7'5" x 5'8" (5.18 x 3.35 plus 2.26 x 1.73)**

A generous dining kitchen has been arranged to offer a natural dining area that has space for a dining table, chairs, and further furniture. The kitchen is comprised of many fitted cabinets and work surfaces. There is space for a double range cooker and a section to the end provides a utility area with plumbing for a washing machine, space for a tumble dryer and a fridge freezer. Finished with tiled splash backs and wood flooring. Glazed French doors open to the garden room and windows look out to the front.

## **GARDEN ROOM**

**11'1" x 8'4" (3.38 x 2.54)**

This room has glazed French doors that open out onto the rear patio and garden. This expands the living space in fine weather. There is room for sofas and extra furniture.

## **MASTER BEDROOM**

**12'5" x 10'4" (3.78 x 3.15)**

A generous master bedroom which provides enough space to accommodate a king-size bed, bedside tables, and additional wall space for other furniture. The room is placed to the rear of the home and enjoys views over the rear garden. There is a fitted wardrobe.

## **BEDROOM TWO**

**12'0" x 10'4" (3.66 x 3.15)**

An excellent guest bedroom which will also accommodate a king-size bed, bedside tables and additional furniture. The room enjoys natural light from two aspects. There is a bank of fitted wardrobes, carpet and a window to the front and side. Newly fitted carpet.

## **BEDROOM THREE / STUDY**

**7'9" x 6'10" (2.36 x 2.08)**

A single bedroom or an ideal space that could be utilised as an office. The space allows for a single bed and has two fitted storage cupboards. The room is placed to the front of the home with a window and fitted carpet.

## **BATHROOM**

**7'0" x 6'0" (2.13 x 1.83)**

A luxury bathroom suite consists of a panel-enclosed bath with a shower and a shower screen. There is a bowl-style wash basin with a toiletries cabinet beneath and a water closet. Fully tiled with tiled flooring and a window to the rear which has privacy glass.

## **GATED DRIVE**

To the front of the garage is a private driveway which provides off-road parking for multiple vehicles. Access is through a five bar gate.

## **GARAGE**

A single garage with an up and over door to the front. Fitted with power and lighting.

## **FRONT GARDEN**

Next to the drive is a shingled area that is perfect for pot plant display. A path leads to the front door. The path extends around the home to the rear garden and there are areas for discreet storage.

## **SOUTHERLY REAR GARDEN**

The rear garden has been landscaped in recent times and offers good privacy with a southerly aspect. From the garden room, you step out onto a large patio area ideal for outside furniture, ideal for alfresco dining and entertaining. The garden is divided into two sections with a flat artificial lawn for lounging and recreation, and the other with a shingled area and two large raised beds ideal for cultivation. There are a number of flower beds for feature planting and to one corner is a greenhouse.

## **NOTE**

Council Tax Band - D

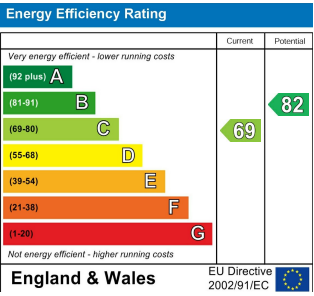












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