



Savernake Drive, Calne
£349,950



HOME SHOW PRE-LAUNCH! VACANT POSSESSION & NO ONWARD CHAIN! This home has many unique features and offers gardens with ease of maintenance in mind. There is drive parking for multiple vehicles and an attached garage/utility. The home boasts a 20ft 9 x 15ft (6.32m x 4.57m) living space featuring a stone fire surround. There are two double bedrooms that are complemented by a wet room with walk in shower. Next to the fitted kitchen is a breakfast area that opens out onto one of the two patio gardens. The two enclosed patio gardens are both offering good privacy. There are two front entrances- one to the entrance porch and one to a side lobby that accesses the breakfast area then the garden. There is a deep landscaped front garden, gas central heating and double glazing. A great location that it is close to countryside and a gentle stroll to the facilities of the town centre.



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. The No 55 Bus connects the train stations of Chippenham and Swindon- taking all the villages plus towns in between.

LOCATION

The home is placed moments from Calne centre and in a development of mainly detached bungalows. 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 has seen the opening of a Tesco Superstore on the edge of town and the area has numerous primary schools plus a secondary school. A brief outline of the accommodation is as follows:



ENTRANCE PORCH

4'2 x 3'10 (1.27m x 1.17m)

Door to the living space.

LIVING SPACE

20'9 x 15' (6.32m x 4.57m)

An expansive space that offers natural dining and lounging areas. Two windows look out over the front garden. Door to the fitted kitchen and inner lobby. The room has the focal point of a stone fire surround with mantle and a coal effect gas fire. There is room for a number of sofas, dining table, chairs, dresser and further furniture.

FITTED KITCHEN

11'6 x 8'2 (3.51m x 2.49m)

There is a selection of wall and floor cabinets with work surfaces. There is under cabinet lighting, glass fronted display and tile finishes. Inset one and a half sink and drainer. Space has been allowed for a cooker, dish washer, fridge freezer and a dresser. Opening to the breakfast area.

BREAKFAST AREA

7'6 x 6'6 (2.29m x 1.98m)

Glazed French doors open out onto the rear patio garden. There is access to the side lobby and to the garage utility room.

SIDE LOBBY

A glazed door opens out to the front.

ATTACHED GARAGE UTILITY

18'4 x 7'6 (5.59m x 2.29m)

A bay window looks out over the rear garden. There are fitted shelves and work tops. There is plumbing for a washing machine and space for a dryer and further machinery.

INNER LOBBY

8'2 x 6'3 maximum (2.49m x 1.91m maximum)

The lobby is placed between the sleeping areas and the living space. Doors give access to the bedrooms, bathroom and to the living space. Airing cupboard housing the gas central heating boiler.

WET ROOM

7'9 x 5'6 (2.36m x 1.68m)

Full height tiling to the walls. Showering area which offers both hand held and raindrop showers. Pedestal wash basin and a water closet. Window with privacy glass.

BEDROOM ONE

11'7 x 11'3 (3.53m x 3.43m)

A window offers a garden view. Built-in four door wardrobe. There is space for a large double bed and extra furniture.

BEDROOM TWO

11'3 x 9'1 (3.43m x 2.77m)

This room can accommodate a large double bed and further furniture. A window offers a garden view.

EXTERIOR

Outlined as follows;

FRONT GARDEN

The garden is organised with ease of maintenance in mind. There are shaped gravel/shingle areas for pot plant display. There is a selection of mature planting. A patio area adjacent to the home offers a seating area.

THREE/FOUR VEHICLE DRIVE

The front drive can accommodate three to four vehicles as a maximum.

REAR PATIO GARDENS

Placed off of the breakfast area is a patio garden that offers good privacy. This garden area has a raised bed for ornamental planting and offers good privacy. There is room for a table and chairs.

A path leads to a second patio area. The path has an open covered storage area for garden tools.

The second patio area offers a further place for outside seating. Here you will find a storage shed.

