Page Close, Calne

£225,000

Butfield Breach

2 The Square, Calne, Wiltshire, SN11 0BY
T: 01249 821110
F: 01249 822457
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

Offered for sale with vacant possession and no chain, positioned just a gentle walk to the centre of Calne, green spaces, doctors and schools, this spacious three bedroom home has fantastic living accommodation. Internally on the ground floor, the home has an entrance hall, a dining kitchen and a living room with doors opening to the rear garden. To the first floor there are three excellent sized bedrooms, complemented by a four piece bathroom. Externally there is a fully enclosed, easy-maintenance rear garden. Gas central heating and double glazing.

CALNE AND SURROUNDING AREA

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 centres 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 placed in a residential development not far from the centre of town allowing for a reasonably easy walk to facilities. Nearby are schools, recreational grounds and bus routes.

PORCH

Entering the home via a useful porch, ideal for storage of outdoor attire.

ENTRANCE HALL

Upon entering the home via a glass panelled door, there is a spacious carpeted entrance hall where stairs rise up to the first floor accommodation and and doors lead to the kitchen dining room and the living room. There is excellent storage space beneath the stairs and a further storage cupboard where the electrics are housed.

KITCHEN DINING

16'06 x 10 (5.03m x 3.05m)

The kitchen is a fantastic size and comprises a range of wall and base cabinets with wood veneer worktops. A table-height breakfast bar can comfortably seat three/four but there is also space within the room for a dining table and chairs. Integrated is an electric fan oven, gas hob and extractor hood. There is space for a washing machine, slimline dishwasher and under-counter fridge and freezer. A ceramic one and half sink and drainer is situated beneath one of two windows that view to the front of the home. There is an additional internal window with sliding function between the kitchen and living room.

LIVING ROOM

13'04 x 11'11 (4.06m x 3.63m)

Fitted with carpet, this room has an abundance of daylight streaming in through the sliding patio doors, which give access to the rear garden, expanding the living space in the warmer months. The room offers ample space for sofas, armchairs and other furniture. A door leads to the rear lobby.

REAR LOBBY

The rear lobby gives further access to the rear garden. There is a very deep storage cupboard located here.

FIRST FLOOR LANDING

A balustrade landing that gives access to all three bedrooms and the bathroom. There is an airing cupboard which houses the Ideal combi boiler. There is loft access from the landing also.

BEDROOM ONE

13'10 x 10'01 (4.22m x 3.07m)

This good size bedroom can happily accommodate a kingsized bed, bedside tables and further furniture. There is the bonus of a built-in double wardrobe, with hanging space and shelving. A large window views over the rear garden. Fitted with carpet.

BEDROOM TWO

13'10 max x 10'01 (4.22m max x 3.07m)

With a built-in single wardrobe and a large window facing the front, this bedroom is an excellent size and can fit a kingsize bed and a variety of other furniture. Carpeted.

BEDROOM THREE

10'08 x 6'08 (3.25m x 2.03m)

A fantastic sized third bedroom that could accommodate a small double bed if required, or make a very generous single bedroom or home office. A large window views over the rear garden. Fitted with carpet.

FOUR PIECE BATHROOM

9'02 x 5'03 (2.79m x 1.60m)

The bathroom is filled with natural light from the two privacy glazed windows facing the front. The suite comprises a panel bath with shower over, a bidet, pedestal water closet and wash basin. Carpeted flooring and fully tiled walls.

FRONT GARDEN

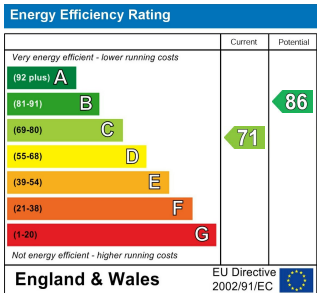
The front of the home has an area of shingled garden either side of the path that leads to the front door.

REAR GARDEN

The westerly rear garden is laid to paving and fully enclosed with a rear access gate. Perfect for pot plant display and a sunny spot to dine and relax. There is an electric awning fitted above the patio doors.

COUNCIL TAX BAND

Council Tax Band B



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

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