

King Edward Close, Calne

Offers Over £200,000

Butfield Breach

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Offered for sale with No Chain! A spacious semi detached home offering two double bedrooms and a quiet location in a leafy cul-de-sac.
The ground floor of the home offers a living room, fitted kitchen breakfast room and a downstairs W.C.
Stairs rise to the first floor where the two ample double bedrooms are located and complemented by the family bathroom.
The easy maintenance garden with southerly aspects creates the perfect space for entertaining and relaxing with easy, allocated parking located just beyond.
Gas central heating and double glazing throughout.







Location
The home is placed in a location that offers many facilities within gentle walking distance. These include two medical centres, pharmacy and supermarkets. Locally the No55 bus offers a regular service between the train stations of Chippenham and Swindon- taking in all the villages and towns in between. The development has a number of green spaces and a play park.

Access And Areas Nearby
Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 runs westerly to Chippenham, Bath and the M4 westbound. To the the north is Lyneham, Royal Wootton Basset, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historc Avebury, Silbury Hill and then onto Marlborough.

Living Room
14'9 x 13'3 (4.50m x 4.04m)
Upon entering the home, you arrive in the spacious living room. Ample space has been allowed for sofas and further display furniture. A window looks out over the front of the home and maintained green spaces beyond. The staircase rises to the first floor.

Kitchen Breakfast Room
12'3 (max) x 10' (3.73m (max) x 3.05m)
Fitted with a range of wall and base cabinets and space and plumbing allowing for both a dishwasher and washing machine. Inset to the worktops is a one and a half sink with drainer, gas hob with an electric oven integrated beneath. A door opens to the downstairs cloakroom and french doors open out onto the garden, extending the living and entertaining space in the warmer months. The combi boiler is housed here also.



Cloakroom
5'9 x 3'1 (1.75m x 0.94m)
A window opens out onto the side of the home. Fitted with a white suite consisting of a corner basin and W.C.

First Floor Landing
Doors lead through to both bedrooms and the family bathroom. A hatch gives access to the loft.

Master Bedroom
13' x 8'6 (3.96m x 2.59m)
A great sized room with space for a king-sized bed and further storage furniture, in addition to the current built-in double wardrobes.
A window views out over the rear of the home.

Bedroom Two
9'8 x 8'1 (2.95m x 2.46m)
Another spacious double room with space allowed for a bed and additional storage furniture. Two doors lead to cupboards ideally sized for built in wardrobes or additional storage.
A window looks out to the front of the home, enjoying views of the maintained green spaces.

Bathroom
5'9 x 5'10 (1.75m x 1.78m)
A modern, white suite which features a pedestal wash basin, mirrored vanity cabinet, W.C and panel enclosed bath with shower over.

Garden
Enjoying southerly aspects and designed with ease of maintenance in mind, stepping through the french doors brings you to the patio area, perfect for alfresco dining and outdoor furniture.
The majority of the garden is laid with artificial turf with gravel sections creating areas for potted plants or further garden furniture. A paved pathway leads to a rear access gate.

Parking
There is allocated parking for one vehicle in the courtyard to the rear of the home. This can be easily accessed via the rear gate in the garden. There are also further spaces for visitors.

N.B
This estate is subject to a service charge of £25 per annum.
Council Tax Band B
Phone Butfield Breach Estate Agents at 01249 821110 for further details

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