



Ebor Paddock, Calne

£348,000

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

- Highly desired South Calne location
- Three Bedrooms
- Recently Renovated Throughout
- Open Plan Dining Kitchen
- Ample Driveway Parking
- Well-Proportioned, Private Garden
- Single Garage & Driveway Parking
- Living Room with Open Fire
- Close to Primary & Secondary Schools
- Quiet Cul-De-Sac



15, Ebor Paddock

A recently renovated three-bedroom semi-detached home situated in an extremely popular location in the south of Calne. The property benefits from a beautiful, mature rear garden, a large front garden, and a driveway providing parking for multiple vehicles.

The accommodation has been thoughtfully updated to include a stylish open-plan dining kitchen, living room with open fire, three good-sized bedrooms and a modern family bathroom, newly fitted double-glazed windows throughout, and a modern combi boiler. This is a move-in-ready home!

A short distance from the home are multiple schools, amenities, and countryside walks.

Location

Superbly positioned in a quiet cul-de-sac on the popular south side of Calne. Just a short walk away are local amenities, pubs, primary and secondary schools, and fantastic countryside walks.

The Home:

Outlined in further detail as follows:

Entrance Lobby

Entering through the newly fitted uPVC front door, the entrance lobby features decorative tiled flooring, a side window, and space to hang coats and store shoes.

Living Room

14'7" x 11'3" (4.45m x 3.45m)

Warm and inviting, the living room is the hub of the home and features an open fireplace with a decorative tiled hearth and wooden mantel. The space comfortably accommodates multiple sofas and is finished with wood-effect flooring. A front-facing window overlooks the lawned front garden and a mature lime tree, filling the room with natural light. The living room opens seamlessly to the dining kitchen, creating a natural flow between the spaces. A sliding door provides convenient access to the under-stairs cupboard.

Dining Kitchen

14'07" x 9'10" (4.45m x 3.00m)

This bright and open space is designed for entertaining, with plenty of room for family and guests to gather. There is a door to give access to the rear garden and two windows to provide a view over the rear garden. The kitchen is thoughtfully fitted with minimalist-inspired cupboards and shelving, providing ample storage while maintaining a clean, contemporary look. There is also a dedicated space for a fridge-freezer. The dining area allows for a generous table and chairs.

First Floor Landing

A window to the side floods the landing with natural

light. Doors open to all three bedrooms and the family bathroom.

Bedroom One

11'10" x 7'8" (3.63m x 2.36m)

Positioned at the front of the home, this room currently accommodates a king-size bed. There is also the benefit of double built-in wardrobes for great storage. Hard wood effect flooring.

Bedroom Two

9'3" x 7'10" (2.82m x 2.39m)

A further double bedroom with a double built-in wardrobe. A window opens over the rear aspect. Finished with carpet.

Bedroom Three

8'7" (max) x 6'7" (2.64m (max) x 2.01m)

A generous single room located at the front of the home, currently used as a nursery, is also ideal as a dressing room or home office.

Family Bathroom

The family bathroom includes a vanity wash basin, water closet, and a wood-panel enclosed bath with an electric shower over. A window with privacy glass opens to the rear of the home. Tiled wall finished.

Externals:

Outlined in further detail as follows:

Rear Garden

A beautifully maintained, mature garden featuring well-stocked borders and a charming garden path. Thoughtfully landscaped with distinct areas to relax and raised beds perfect for cultivation. Fully enclosed and offering good privacy.

Garage

With an up and over door, wall-mounted combi boiler fitted in 2021, plumbing for a washing machine, a window to the rear, and a personal door to the garden.

Front Garden

A mature front garden laid with lawn and planted with a beautiful mature lime tree.

Driveway Parking

A large gravel driveway provides parking for several cars comfortably.

Services

Council Tax Band: C

Freehold

Mains Electricity, Water And Drainage

Gas Central Heating

Calne

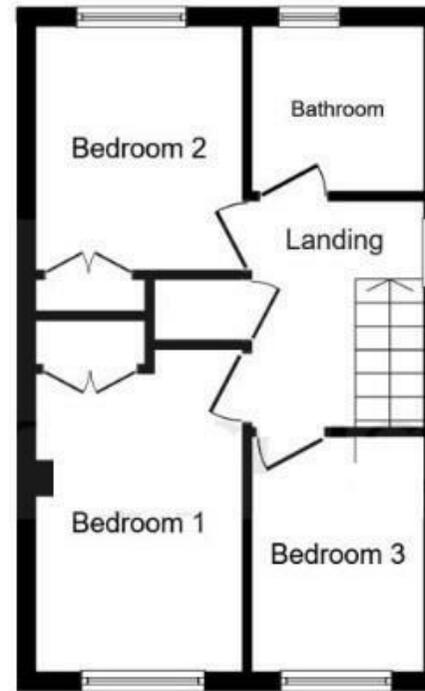
Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town 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 centers 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.



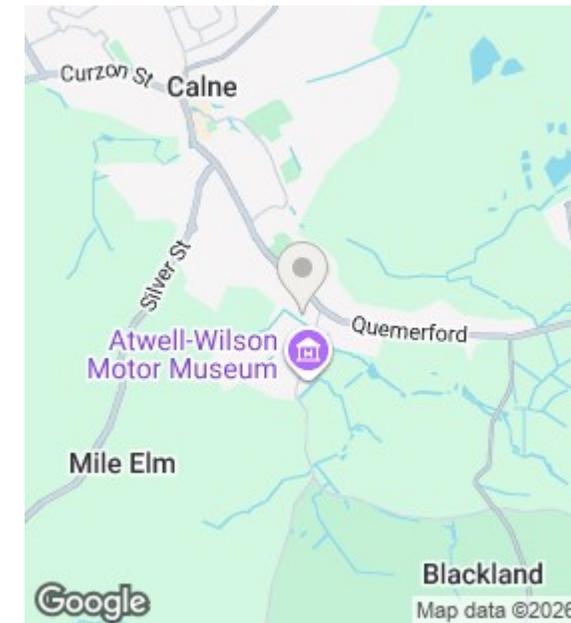




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

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