



Priestley Grove, Calne
£259,000



NO CHAIN! Enjoying a landscaped garden with south and westerly aspects is this three bedroom home offered with no onward chain. The home is a gentle walk to the centre of Calne and is close to riverside and country walks. The first floor has three good bedrooms that include an impressive master bedroom. The ground floor has a living room with log burner, a dining kitchen, bathroom, lobbies and a rear porch. There is double glazing and gas central heating also. The current owner has lovingly cared for the gardens and offers areas of different character. Places to relax, cultivate, a choice of fruit trees and planned with nature in mind.



LOCATION

The home is placed close to the Heritage Quarter of Calne, just to the south of the centre. Close by is the famous 'Doctor's Pond' which was key in the discovery of Oxygen. It is a gentle stroll to the multiple facilities of the town centre, Merchants Green, Norman Church, Quaint Shops of Church Street and the River Marden.

ACCESS & AREAS CLOSE BY

To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, Marlborough and the M4 junction at Hungerford. To the west is Bowood, Chippenham, Bath and the M4 junction. To the north is Royal Wootton Bassett, Lyneham, Swindon and the M4 junction. There is a regular bus service between Chippenham and Swindon rail stations (approximately every 20 minutes during the day) that travels through Calne, Calne, Tesco Superstore, Lyneham and Royal Wootton Bassett.

ENTRANCE LOBBY

Stairs rise to the first floor and there is access to the living room.

LIVING ROOM

15'9" x 12'0" (4.86 x 3.66)

A window offers a view out over the landscaped front garden. There is a wide opening to the dining kitchen which allows for interaction with dinner guests. There is room for a number of sofas and extra living room furniture. Under stairs store cupboard.

There is the focal point of a fireplace with log burning stove.

DINING KITCHEN

13'0" x 11'3" (3.96 x 3.43)

The room is arranged to offer space for a large dining table, chairs and further furniture if required. There is a selection of fitted floor and wall cabinets with work surfaces. Inset stainless steel sink and drainer. Space has been allowed for a cooker and a washing machine. Doors give access to the inner lobby and to the rear access porch. Window to the rear.

INNER LOBBY

Doors open to the bathroom and ground floor store/utility.

STORE/UTILITY

3'8" x 3'0" (1.12 x 0.91)

Window to the side. There is room for storage or further machinery to complement the dining kitchen.

BATHROOM

6'7" x 5'3" (2.01 x 1.60)

The suite offers a panel enclosed bath vanity cabinet with inset below and a water closet with concealed cistern. Window to the rear access porch. Extractor fan.

REAR ACCESS PORCH

6'2" x 4'1" (1.88 x 1.24)

Glazed rear access door and a window- both with privacy glass. Gas central heating boiler.

FIRST FLOOR LANDING

Doors give access to the bedrooms.

MASTER BEDROOM

14'9" x 10'4" (4.50 x 3.15)

Two windows offer views out over the front garden. There is room for a super king sized bed plus further furniture. Door to a deep wardrobe. Fireplace.

BEDROOM TWO

10'6" x 8'10" (3.20 x 2.69)

A window looks out to the rear. There is room for a large double bed and further bedroom furniture to complement. Fireplace.

BEDROOM THREE

9'0" x 7'3" (2.74 x 2.21)

The final bedroom is a generous single room but could accommodate a double bed if required. A window looks out to the rear.

FRONT GARDEN

A gated pathway rises up to the front entrance door. The front garden features a wildlife pond with a carefully thought out mature planting. An area has been allocated for seating as a peaceful retreat and hedging offers good privacy.

MAIN GARDEN

This generous garden has many areas of different character. There are a number of fruit and vegetable plots arranged around a flat lawn. There is a selection of fruit trees also, and hedging offers areas of privacy. There is also a small store. At the side of the home, there are extension possibilities (subject to the necessary permissions obtained).

WORKSHOP SHED

13'4" x 7'4" average (4.06 x 2.24 average)

Placed at the side of the home is a useful store accessed through double doors. Ideal as a workshop or for motorbike storage. Separate rear access also.

SOLID SHED

Accessed from the rear passage. Solid built with tile roof.

NOTE

The current owner has kindly drawn out a plan for the garden and a floor plan. It gives a general overview of the home. (These plans are for illustration purposes only, not scale on reproduction and as a general guide only)



