



**Park Close, Calne**  
**£285,000**





## Park Close, Calne £285,000

A beautifully presented three bedroom home in a quiet cul-de-sac location. The ground floor gives you a hall, generous living room, fitted kitchen and a dining room that opens onto the landscaped garden. The bedrooms are supported by a modern shower room and an en-suite to the principal bedroom.

There is gas central heating and double glazing.

The garden is organised for entertaining, relaxing and ease of maintenance. There is the feature of a lovely gazebo with power and a raised deck. The garage has power and light plus the drive can accommodate two vehicles.

The home offers a gentle stroll to the facilities of the town, the 'Historic Heritage Quarter' and the River.



## 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 local primary schools and secondary schools. 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, and 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 located in a quiet cul-de-sac just a gentle stroll from the multiple facilities of the town centre, schools, the Heritage Quarter with Norman Church, quaint shops of Church Street and the River Marden. A popular residential area with a strong community feel, and with countryside walks nearby.

## Entrance Hall

The entrance hall gives access to the living room and stairs lead up to the first floor. A mirror-front tall cupboard provides useful shoe storage. Tiled flooring.

## Living Room

11'05 x 15'07

With a large window to the front with quality bespoke fitted plantation shutters, the living room has ample space for sofas, armchairs and display furniture arranged around a fireplace with gas fire. There is a useful understairs cupboard providing shelved storage. The room is fitted with wood-effect laminate flooring which flows through an arched doorway that connects to the dining room.

## Dining Room

10'02 x 7'05

With wood-effect laminate flooring creating a seamless flow, the dining room can accommodate a dining table and chairs comfortably and enjoys patio doors that open to the garden, expanding the home in the warmer months. A bi-fold door opens to the kitchen.

## Kitchen

9'04 x 7'04

The fitted kitchen comprises a range of wall and floor cupboards with laminate work surfaces. Integrated to the kitchen is a Neff induction hob with cooker hood and Neff electric fan oven. There is space for a dishwasher, washing machine and tall fridge freezer. In a clever space-saving design, a stainless steel circular sink is positioned in the corner of the kitchen and there is a wall-hinged, fold-down worktop which provides additional counter space when required and/or a breakfast bar area. A water softener is plumbed under the sink and the recently replaced boiler is also located in this room. A window views out over the rear garden. Finished with tiled splashback and tiled flooring.

## First Floor Landing

Stairs rise to the first-floor accommodation and doors open to all three bedrooms and the family bathroom. Carpeted. Access to the loft space is here. The loft is boarded, with power and light and shelving.

## Principal Bedroom

11'06 x 10'06

The principal bedroom enjoys views to the front of the home from a window which is fitted with quality bespoke fitted plantation shutters. Space allows for a superking size bed and a mirror-fronted wardrobe is included in the sale. A door opens to the en-suite and there is a further deep storage cupboard with shelving and hanging space. Fitted with carpet.

## En-Suite

6'11 into shower cubicle x 4'07

Comprising a shower cubicle, combination vanity wash basin and concealed cistern WC. Chrome towel radiator, extractor fan and a privacy-glazed window to the front. Tiled walls and flooring.

## Bedroom Two

8'06 x 7'10

Bedroom Two has room for a double bed and further furniture, with the benefit of a built-in wardrobe with glass sliding doors providing shelved storage and hanging rail. A window looks out over the rear garden. Fitted with carpet.

## Bedroom Three

9'08 x 6'05

Currently used as a home office, this is a generous single bedroom with a window that looks out over the rear garden. Carpeted.

## Family Shower Room

6'09 x 5'09

A recently fitted suite, comprising a double walk-in shower, wash basin set within a walnut worktop and pedestal water closet. Partially tiled walls with tiled flooring and a privacy-glazed window to the side.

## Exterior

In more detail as follows:

## Front Garden

Oozing kerb appeal, the front garden is mainly laid to decorative stone chippings where container plant displays can enjoy the sunny aspect. A beautiful wisteria grows over the front facade of the home providing a display of lilac flowers in late spring and early summer. A path leads to the canopied front door of the home.

## Rear Garden

The lovely terraced rear garden has been designed for easy maintenance with a paved patio adjacent to the patio doors, timber decking and decorative pebbles, perfect for pot plant display. A particular feature is the striking gazebo, a lovely place to relax and to dine. There is a handy storage area behind the gazebo and 3 power sockets. The garden is fully enclosed, with a gate that leads to the driveway and garage.

## Garage

16'09 x 7'11

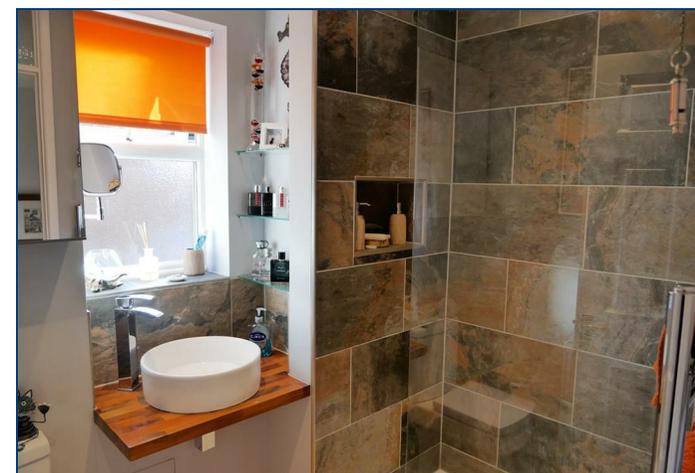
Used by the current owners as a gym, the garage has had both roof and walls insulated with a ceiling and panelled mid-height walls added. There are double doors to the front, a carpeted floor, plus power and light.

## Driveway Parking

The tandem driveway can accommodate two vehicles. There is a bin store located here also.

## Council Tax Band

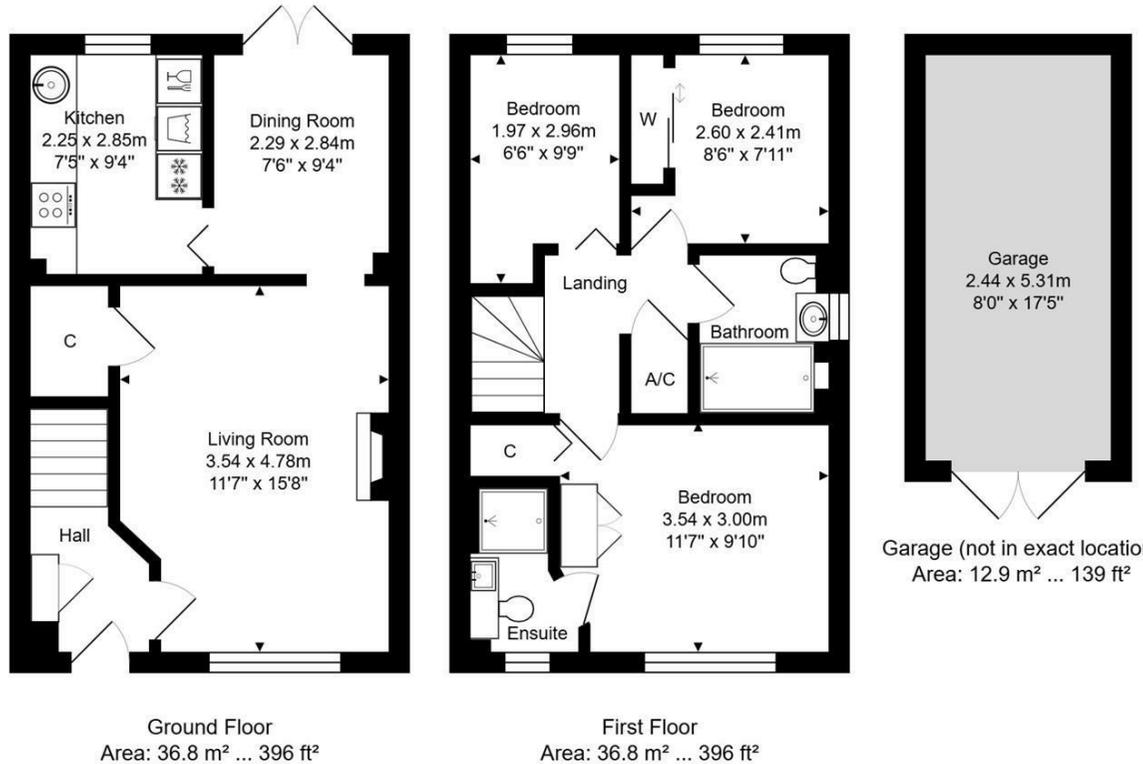
Council Tax Band C.



## Floor Plans

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.  
 www.epcassessments.co.uk

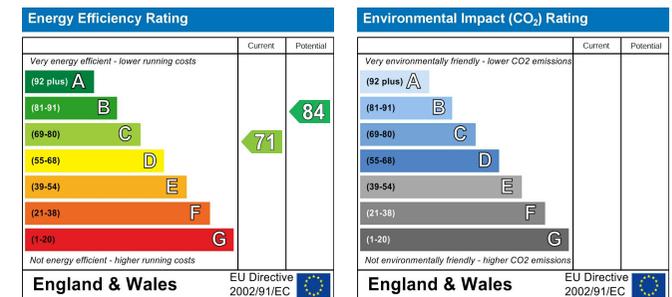
Total Area: 73.6 m<sup>2</sup> ... 793 ft<sup>2</sup> (excluding garage)



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.