



**Braemor Road, Calne**  
**£235,000**



Offered with No Chain! Tucked away in a well established estate with fantastic links to the town centre and countryside walks, is this three bedroom, semi-detached home. The ground floor accommodation comprises of the entrance hall, spacious living room and kitchen diner with stairs rising to the first floor where you will find the two well-proportioned double rooms, generous sized single and modern family bathroom. The front garden sets you back from the rest of the cul-de-sac and offers great potential for planting or further off-road parking with a private, rear garden designed for easy maintenance and enjoying the summer sun. Double glazing and gas central heating throughout.



## Location

Braemor Road is ideally placed a short walk from the town centre and all of its amenities. This property is also well positioned to be closely connected to the bypass, with easy access for commuters to our neighboring town of Chippenham whilst also still being near to green spaces, parks and countryside walks.

## Entrance Hall

As you enter the home, a door leads through to the living room and stairs rise to the first floor landing. Space allows for coat storage and further display furniture.

## Living Room

**14'2 x 13'9 (4.32m x 4.19m)**

Arranged around the focal point of a gas, coal effect fireplace, this

living room offers plenty of space for multiple sofas with further lounging and display furniture.

A door leads through to the kitchen diner and a window views out over the front garden of the home.

## Kitchen Diner

**16' x 10' (4.88m x 3.05m)**

Fitted with a range of wall and base cabinets to one end and arranged to offer ample space for a dining table and chairs, this kitchen diner perfectly lends itself as an entertaining space.

Inset to the cabinets is a one and a half sink with drainer, mid-height electric oven and gas hob, integrated washing machine, and under counter fridge and freezer.

A door leads to a spacious under stairs cupboard and another leads out to the rear patio.

## First Floor Landing

Doors leads through to all three bedrooms and the family bathroom.

## Master Bedroom

**12'9 x 10'6 (3.89m x 3.20m)**

Ample space allows for a king sized bed with wardrobes and a selection of further storage and display furniture. A door gives access to a large airing cupboard which houses the hot water tank and a window views out over the front garden.

## Bedroom Two

**9'4 x 11'1 (2.84m x 3.38m)**

Another generous double with space for a king size bed, with wardrobes and additional furniture. A window views out over the rear garden.

## Bedroom Three

**6'10 x 6'7 (2.08m x 2.01m)**

Space allows for a single bed with additional furniture and is ideal for use as a bedroom or home office. A window views out over the front garden.

## Family Bathroom

**7'6 x 5'6 (2.29m x 1.68m)**

A modern white suite with vanity enclosed wash basin, walk in double shower and W.C. Two windows fitted with privacy glass open out over the rear garden.

## Front Garden

Designed for ease of maintenance, a central patio surrounded by planted borders creates an ideal space for ornamental planting and pots. A paved path leads to the front door of the home and continues to a side gate for the rear garden.

## Rear Garden

Upon entering the garden, an extensive patio area gives ample space for patio and lounging furniture, extending the living space in the finer months. The remainder has been laid to gravel creating the perfect, low maintenance garden with multiple opportunities for pot planting. Two gates give access to the front of the home and the lane to the rear.

## Garage

**19'10 x 8ft (6.05m x 2.44mft)**

Easily accessible for cars via a lane to the rear of the house. Entered via a double door to the front.



