



Charlieu Avenue, Calne
£329,500



No Chain & Vacant Possession. A three bedroom semi detached home placed on the South Side of Calne and on the doorstep of idyllic countryside. The home has a landscaped rear garden, multiple parking and a generous attached garage/workshop. The ground floor has a living room, hall, utility room, shower room and a dining kitchen that opens out to the garden. The first floor has three bedrooms, a family bathroom and the feature of a French door onto the garage roof. The garden is beautifully landscaped with areas to entertain, and relax. The home has gas central heating and double glazing.



ACCESS & AREAS CLOSE BY

The home is placed in the Quemerford/Rookery Park area of Calne, close to some of the most beautiful countryside Wiltshire has to offer. From here as you travel east you pass Cherhill White Horse, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne that is steeped in history and the home of Wiltshire Ham and the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes famous for Caen Hill Locks and canal.

LOCATION

The Quemerford/Rookery Park area is placed close to the Atwell Motor Museum and country walks are on the doorstep. A list of rooms and approximate measurements are as follows:

ENTRANCE HALL

stairs rise to the first floor and there is under stairs storage. Room has been allowed for display furniture. A door opens into the dining kitchen and double doors open into the living room.

LIVING ROOM

14'6 x 11'7 (4.42m x 3.53m)

A window offers a view out over the front garden. Glazed sliding doors open into the dining kitchen. There is space for a number of sofas and further items of living room furniture. A timber fire surround with log effect gas fire is a focal point. Wall lights.

DINING KITCHEN

18' x 9'7 (5.49m x 2.92m)

This room is arranged to offer a natural space for a large dining table, chairs and dresser if required. Glazed French doors open out onto the rear garden and expand the living space in fine weather. Windows look out onto the garden also. There is a selection of fitted wall and floor cabinets with work surfaces including a peninsular unit- great for bar stools. Inset is a stainless steel sink and drainer. Space for a cooker and there is a store cupboard. A door opens into the utility room.

UTILITY ROOM

Doors give access to the garage, shower room and a glazed door opens out onto the rear garden. A window offers a view onto the garden also. Gas central heating boiler. Space for a fridge freezer and plumbing for a washing machine. Deep store cupboard.

SHOWER ROOM

7'9 x 5' (2.36m x 1.52m)

Tiling to the floor and to the walls. The suite includes a pedestal wash basin and a water closet. Walk-in shower cubicle with glazed door and full height tiling. Extractor fan. Electric fan heater.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the family bathroom. A glazed door opens out onto the flat roof of the garage to the side (Terrace and extension possibilities). Access to the loft.

BEDROOM ONE

12'11" x 8'9" plus wardrobes (3.96m x 2.67m plus wardrobes)

a window offers a view out over the front garden. There is built-in wardrobes (five door). There is room for a large double bed and further bedroom furniture.

BEDROOM TWO

11'2 x 10'10 (3.40m x 3.30m)

A window offers a view out over the rear landscaped garden. There is room for a large double bed and further items of bedroom furniture.

BEDROOM THREE

9'10 x 6'6 including wardrobes (3.00m x 1.98m including wardrobes)

A generous single room with a window that has a view out over the front garden. There are built-in wardrobes over the bulkhead.

BATHROOM

6'4 x 5'6 (1.93m x 1.68m)

The suite offers a panel enclosed bath with shower screen, mixer taps and shower over. Water closet and pedestal wash basin. Full height tiling to all walls. Window with privacy glass.

FRONT DRIVE

A wide paved driveway leads to the garage and to the front entrance door. There is a storm porch over the front entrance door.

ATTACHED GARAGE

19'3 x 11'9 (5.87m x 3.58m)

Generous in size the garage has up and over door access from the drive. There are fitted cabinets offering a workshop area to one side of the garage. Light and power.

FRONT GARDEN

The garden is organised for ease of maintenance with chipped slate and feature shrubs. The garden offers overflow parking from the drive.

REAR ENCLOSED GARDEN

The garden has been landscaped and offers areas of different character. Across the rear of the home is a wide patio area that is ideal for outside dining and entertaining. From the patio you step onto a pathway that leads down one side of the garden. Shaped flowerbeds are well-stocked with ornamental planting. There is a generous flat lawn and an ornamental tree. A shed is placed to one corner and the garden is enclosed by both fence and hedging.

COUNCIL TAX BAND- C



