



**Baydon Grove, Calne**  
**£269,950**





**VACANT POSSESSION & NO CHAIN!** A three bedroom semi-detached home that has a 30'9" x 11ft 10" (9.37m x 3.61m ) attached garage/workshop and the bonus of solar panels. The home enjoys a generous rear garden with ease of maintenance and entertaining in mind. There is parking for multiple vehicles, double glazing and gas central heating. The ground floor gives you a large dual aspect living space, generous fitted kitchen, conservatory, hall and entrance porch. The bedrooms are complemented by a wet room. Placed in a nice residential location within easy reach of local shops, two primary schools and medical centres.





**ACCESS & AREAS CLOSE BY**

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. To the east the A4 takes you to Cherhill White Horse, Historic Avebury and to Marlborough.

**LOCATION**

There are local services very close by, including a convenience store and takeaways. The centre facilities of Calne are just a flat walk away. Placed to the northern side of Calne there are two medical centres, a pharmacy and two primary schools- all within walking distance. The No 55 bus connects the train stations of Chippenham and Swindon and all the towns and villages in-between.

**THE HOME**

Outlined as follows:

**ENTRANCE PORCH**

**8' x 4'2 (2.44m x 1.27m)**

Upon entering the home, you come to an entrance porch which allows space for

storage or display furniture. The window looks out over the front of the home and glazed double doors open to the entrance hall.

**ENTRANCE HALL**

**9'10 x 6'2 (3.00m x 1.88m)**

Balustrade stairs rise up to the first floor accommodation and a door leads through to the living space. Further doors open to storage beneath the stairs. Space allows for display furniture.

**DUAL ASPECT LIVING SPACE**

**20'9 x 12'2 max (6.32m x 3.71m max )**

Impressive in size the space allows for multiple sofas, display furniture, and a dining room table and chairs. A large window looks out over the front of the home. Patio doors open out to the conservatory. A further door leads through to the kitchen.

**KITCHEN**

**10'4 x 8'2 (3.15m x 2.49m )**

The kitchen is modern and has been fitted in recent years. There is a range of fitted wall and base cabinets with wooden work surfaces. Space and plumbing allow for a under counter fridge and washing machine. Integrated is an electric oven, with an

electric hob and extractor hood. Inset to the work surface is a stainless steel sink with drainer. Under counter lighting and tiled finishes. A window and adoor opens out to the rear garden.

**CONSERVATORY**

**12'1 x 9'10 (3.68m x 3.00m)**

Following on from the living dining room is a conservatory. Multiple windows and French doors open out to the rear garden.

**FIRST FLOOR LANDING**

With a window looking out over the side of the home is the landing, from here, doors lead to both bedrooms and to the wet room. A further door opens to a shelved storage cupboard. The original door into bedroom three is still in place. Space allows for display furniture.

**MASTER BEDROOM**

**13'3 x 10'1 (4.04m x 3.07m)**

With a window enjoying views out over the rear garden of the home, is the master bedroom. Space allows for a double bed and further bedroom furniture. Benefitting the master is an overbed fitment with wardrobes, cupboards and shelving.

**BEDROOM TWO**

**9'7 x 8'9 (2.92m x 2.67m)**

What was bedroom two, this section of the room can accommodate a double bed, bedside tables, and further bedroom furniture. A window looks out over the front of the home and an archway connects to bedroom three.

**BEDROOM THREE**

**8'10 x 8'7 max (2.69m x 2.62m max )**

A door opens to a hanging space above the stairs and an arch connects to bedroom two. The window looks out over the front of the home. There is room for a double bed and extra furniture.

**WET ROOM**

**8'3 x 5'6 (2.51m x 1.68m)**

The wet room consists of a shower with a half-height shower screen, a pedestal wash basin, and a water closet. A window with privacy glass opens out over the rear of the home. Tiled finishes.

**EXTERNAL**

Outlined as follows:

**DRIVEWAY**

A block paved driveway allows parking for a couple of vehicles.

**GARAGE**

**30'9 x 11'10 narrowing to 8'3 (9.37m x 3.61m narrowing to 2.51m)**

A larger than average garage, with a door opening out to the rear garden and an up and over door with a pedestrian door to the front. Fitted with power and light. Here is where the gas central heating boiler is located.

**REAR GARDEN**

The garden is wheelchair is designed for ease of maintenance. Adjacent to the conservatory and the kitchen you step out to a block paved garden, there are raised flower beds. A pedestrian door opens into the garage.

The garden is perfect for outside dining and entertaining.

**SOLAR PANELS**

The property has solar panels which are owned - For more information please contact Butfield Breach.





