

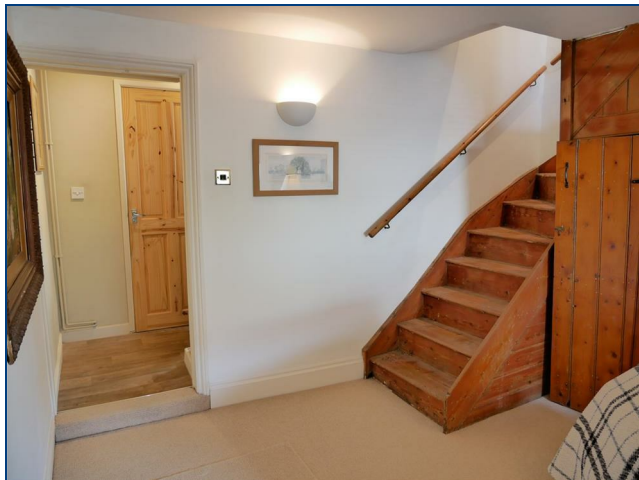


**North Street, Calne**  
**£215,000**





Situated within walking distance of the town and its many amenities, this delightful two-bedroom period cottage has the bonus of a garden and outbuilding with power. The property is well presented throughout and the accommodation briefly comprises an entrance hall, sitting room with a feature red brick fireplace, fitted kitchen with access to the garden, a modern white suite bathroom, following onto the first floor there are two bedrooms with the main room being a generous size with built-in wardrobes and dressing table. Further benefits include a beautiful garden with seating areas, an outbuilding, gas central heating, and double glazing.





### ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the west the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. The No 55 bus route connects the train stations of both Chippenham and Swindon, plus all the villages in between.

### LOCATION

Placed in the heart of the town, the home is on the doorstep of excellent town centre facilities. Being on the edge of the 'Heritage Quarter' means it is a gentle walk away from some of the Historical features of the town. These include the Norman Church, The River Marden, the 'Doctors Pond', quaint shops of Church Street and the Historic Merchants Green. Castlefields Park is within walking distance and beyond is countryside.

### ENTRANCE HALL

**3 x 3'05 (0.91m x 1.04m)**

Upon entering the home by a newly fitted composite door, there is an entrance hall with coconut matted flooring and space to hang outdoor wear.

### LIVING ROOM

**12'04' x 16'01 (3.76m' x 4.90m)**

A window to the front of the home makes this a bright and airy room overflowing with period features. The living room is arranged with multiple sofas around the feature inglenook fireplace with red brick and a wood mantel. The room features wall lighting and carpeted flooring.

### DINING AREA

The open-plan living-dining room has a natural arched divide. The dining area has beautiful original wooden stairs rising to the first-floor accommodation and a large storage cupboard underneath. Space allows for a dining table and chairs if desired. A small step leads to the inner passageway.

### INNER PASSAGEWAY

Doors open to the bathroom and an exposed brick wall leads to the kitchen.

### KITCHEN

**8'05 x 6'06 (2.57m x 1.98m)**

A modern fitted kitchen with white gloss wall and base cabinets and wood effect worktops over. Integrated into the kitchen is a sink with a drainer, an electric oven, and an electric hob. There is space for a washing machine, slim line dishwasher, and Bosch fridge with freezer. A recently fitted Upvc window and door opens to the rear garden. Finished with vinyl flooring.

### BATHROOM

**5'09 x 4'10 (1.75m x 1.47m)**

A modern white suite with a panel-enclosed bath, water closet, and pedestal sink. Fitted with a stainless steel heater towel rail plus an additional radiator.

### FIRST FLOOR LANDING

Stripped wood flooring leading to both bedrooms and there is also access to the insulated loft.

### PRINCIPAL BEDROOM

**12'03 x 8'08 (3.73m x 2.64m)**

An excellent size that easily allows space for a king-size bed, bedside tables, and further wall space to accommodate other bedroom furniture. Carpeted floor and built-in wardrobes with dressing table. A highlight of the room is the cast iron feature fireplace with ornate surround. There is a window to the front.

### BEDROOM TWO

**8'09 x 6'06 (2.67m x 1.98m)**

A generous single bedroom with beautiful views over the rear garden. The boiler is housed in a cupboard with storage space. Space allows for a single bed or makes an ideal study.

### EXTERNALS

Outlined in further detail as follows:

### REAR GARDEN

A beautiful oasis of mature planting with fantastic shrubs and trees with private areas to relax and cultivate. A great decked area offers space for alfresco dining and there is also access to the outbuilding/ workshop.

### OUTBUILDING/ WORKSHOP

**11' x 6'08 (3.35m x 2.03m)**

The home benefits from this brick-built store with windows. Fitted with power and light which offers numerous opportunities for a potential buyer.

### REAR ACCESS

This home benefits from rear access and a right of way to benefit you only.





