



£299,950

12 Baydon Grove, Calne, SN11 9AT



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HOME SHOW LAUNCH! Fantastic Condition! Three generous bedrooms supported by a quality bathroom. The ground floor gives you a formal hall, living room with fireplace and bay plus a quality 'Wren' fitted dining kitchen with appliances. French doors open out onto the rear landscaped garden. The garage is 21 ft in length with a section for utility (The garage offers an obvious future shower/guest cloakroom option). The garden has been landscaped for ease of maintenance, lounging and entertaining in mind. There is off road parking for two to three vehicles. There are extensive fitted furniture in two of the bedrooms. The home is gas centrally heated and double glazed.

ENTRANCE HALL

Stairs rise to the first floor. Doors give access to the living room and to the dining kitchen. 'Hammonds' bespoke fitted under stair storage. Feature tall wall radiator.

LIVING ROOM

12'9 x 12'9 (3.89m x 3.89m)

A bow box bay window looks out over the front. Fire place with gas coal effect fire. There is room for a number of sofas and further items of living room furniture. Feature tall wall radiator.

FITTED DINING KITCHEN

19' x 9'7 (5.79m x 2.92m)

The room is organised to offer space for generous dining table and chairs. French doors open out onto the rear garden and expand entertaining space in fine weather.

The room has a selection of quality fitted 'Wren' wall and floor cabinets with granite work surfaces. Built-in are two 'Neff' ovens with one a microwave oven. Inset hob with stainless steel contemporary hood over. Integrated 'Hisense' dish washer and a 'Bosch' larder fridge. A window views out over the rear garden and a door gives access to the garage utility. Feature tall wall radiator.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the bathroom.

MASTER BEDROOM

12'10 x 10'9 (3.91m x 3.28m)

A window views out over the front. The room features extensive built-in 'Hammonds' bedroom furniture- nine door wardrobe, three drawer chest and two bedside cabinets. Space for a large king size double bed.

BEDROOM TWO

11' x 10'1 (3.35m x 3.07m)

A window looks out over the rear garden. Built-in four door wardrobe. Room for a large double bed.

BEDROOM THREE

9'3 x 7'10 including bulk-head (2.82m x 2.39m including bulk-head)

A window views out over the front. There is room for a single bed and further furniture to complement. The room would also make a perfect study/office.

BATHROOM

7'7 x 5'9 (2.31m x 1.75m)

Window with privacy glass. Full height tiling and towel rail radiator. Panel enclosed bath with screen. Vanity cabinets with inset basin and water closet with concealed cistern.

ATTACHED GARAGE UTILITY

21'3 x 8'10 (6.48m x 2.69m)

The garage has an area at the rear that is organised as utility with space for a washing machine and further machines. A galzed door opens out to the rear garden and an up and over door gives vehicle access from the front drive.

The rear of the garage could offer future guest cloakroom/shower room possibilities subject to the required permissions.

FRONT DRIVE & PARKING

The drive leads to the garage. The side gravel area offers space for further parking.

WORKSHOP SHED

9'9 x 6'9 (2.97m x 2.06m)

Attached to the home is a solid stucture with power and light.

REAR LANDSCAPED GARDEN

The garden is organised with araes of different character. There are flower beds for plant display, lawn for relaxation and patio plus raised decks for entertaing.

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		
102-91kWh/m ² A		
81-61kWh/m ² B		
61-41kWh/m ² C		
41-21kWh/m ² D		
21-9kWh/m ² E		
9-7kWh/m ² F		
7-5kWh/m ² G		
Not energy efficient - higher running costs		
England & Wales EU Directive		