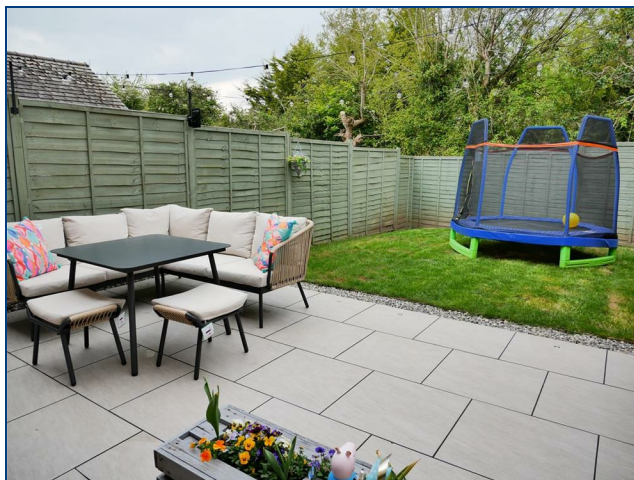




Anson Avenue, Calne
£325,000



SALE AGREED! Situated on the desirable Steeple Chase development, this semi-detached, three-bedroom home is extremely well presented. The ground floor has a spacious lounge, guest cloakroom, hall and a 16'3 x 10'9 quality dining kitchen. The dining kitchen has French doors that open onto an enclosed garden with a sunny aspect. The first floor offers you a large principal bedroom with an en-suite, a further double bedroom, a generous single and a family bathroom. Outside is a drive for 2/3 cars and a superb sized garage of 20' x 10'4. Open spaces are close by to the home and the amenities of Calne town centre a short walk away. Gas central heating and double glazing.



CALNE AND SURROUNDING AREA

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

LOCATION

The home is located on the Steeple Chase development which has been built in recent years, located just to the north of the centre of Calne. The area is serviced well for shopping with the Tesco superstore within easy reach and multiple facilities in Calne centre. There are good bus links from this area and the town centre is reachable within a 15 minute walk. Open countryside is very close by also.

ENTRANCE HALL

The entrance hall gives access to the guest cloakroom and to the lounge. Stairs lead up to the first floor. Wood-effect laminate flooring.

GUEST CLOAKROOM

4'9" x 3'0" (1.45 x 0.91)

Pedestal wash basin and a water closet. Window with privacy glass and tile finishes. Vinyl flooring.

LIVING ROOM

16'9" x 13'8" (5.11 x 4.17)

A generous room that can accommodate sofas, armchairs and further items of lounge furniture. A window offers a view out over the front and a door gives access to the dining kitchen. Wood-effect laminate flooring.

DINING KITCHEN

16'2" x 10'9" (4.93 x 3.28)

This room is arranged to give a natural space for a large dining table and chairs, perfect for the modern family. Double French doors give access out to the rear patio and garden, extending the living space in fine weather. There is a deep store cupboard of 5'2 x 3' to complement the dining kitchen.

The kitchen comprises a selection of fitted wall and floor cabinets with laminate work surfaces. There is plumbing for washing machine, space for a fridge freezer and the opportunity for a dishwasher by the replacement of one cabinet. Inset is an electric oven, gas hob, stainless steel cooker guard and a stainless steel chimney hood. The boiler is situated in a cupboard. There is a one and a half sink and drainer and a window gives a view out over the rear garden.

FIRST FLOOR LANDING

Carpeted stairs and landing. Doors give access to the bedrooms and to the family bathroom. An airing cupboard houses the hot water cylinder. There is loft access, with the boarded loft having a pull-down ladder and light.

PRINCIPAL BEDROOM

13'0" x 11'0" (3.96 x 3.35)

A window gives a view out to the front and a door leads to the en-suite. The room is designed to offer the ability to accommodate a super king-size bed and further bedroom furniture. There is a natural recess for wardrobes. Fitted with carpet.

EN-SUITE

5'10" x 5'5" plus shower (1.78 x 1.65 plus shower)

Comprising a recessed shower cubicle that is tiled and has a glazed door. There is a pedestal water closet and a wash basin. Tile finishes and a window with privacy glass to the front aspect. Vinyl flooring.

BEDROOM TWO

9'9" x 9'4" (2.97 x 2.84)

The second bedroom also has ample space for a double bed, wardrobe and further bedroom furniture. A window offers a view out over the rear garden.

BEDROOM THREE

9'2" x 6'10" (2.79 x 2.08)

The final bedroom is a very generous single room. A window offers a view out over the rear garden. There is room for a single bed and furniture to complement. This room would also make an ideal study or office.

FAMILY BATHROOM

7'6" x 6'0" (2.29 x 1.83)

The suite offers a panel enclosed bath with mixer taps and shower attachment, water closet and wash basin. There are tile finishes and a window with privacy glass.

EXTERIOR

Outlined as follows:

FRONT GARDEN

Steps lead up to the front door which has a storm awning over. There are two small lawns with flowerbeds that have ornamental planting. Shingle area for pot plant display.

SIDE TARMAC DRIVE

To the side of the home is a drive that leads to the garage. It can accommodate between two and three vehicles. A gate leads the rear garden.

GARAGE

20'0" x 10'4" (6.10 x 3.15)

The garage is a very good size and has an up and over vehicular access door to the front and a pedestrian door to the side. There there is power, light and eaves storage.

REAR GARDEN

West-facing and fully enclosed. A path leads from the side gate to a paved patio area, which can also be accessed from the dining kitchen. There is space for outside furniture. The remainder of garden is laid to lawn and ideal for recreation. There is an area behind the garage which would suit hidden storage.

COUNCIL TAX BAND

Council Tax Band C.



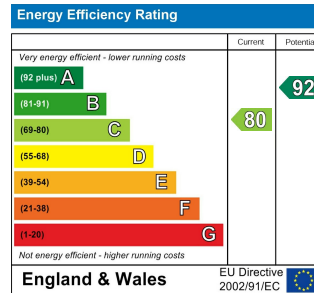


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