



**Woodroffe Square, Calne**  
**£215,000**



**HOME SHOW LAUNCH! NO ONWARD CHAIN!** A really spacious home- built-in recent years. The home features a 15ft x 11ft (4.57m x 3.35m) main bedroom and a generous second double bedroom. The 15'3 x 12'4 (4.65m x 3.76m) living room opens out onto an enclosed rear garden. There is a modern fitted kitchen, modern bathroom and the bonus of a guest cloakroom. The home offers allocated parking spaces for two vehicles. gas central heating and double glazing. Placed in a cul de sac location that offers a gentle stroll to town centre facilities, local primary school close by and adjacent to recreation fields plus parkland.



## LOCATION

**15' x 11' (4.57m x 3.35m)**

This three bedroom home is placed within a gentle walk of the facilities of Calne centre. From the home 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. East takes you to Avebury, Cherhill White Horse and Marlborough. Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden.

A brief description of the home is as follows:

## ENTRANCE HALL

Doors give access to the guest cloakroom, fitted kitchen and to the living room. Stairs rise to the first floor.

## GUEST CLOAKROOM

**5'9 x 3'4 (1.75m x 1.02m)**

Water closet and a pedestal wash basin. Window with privacy glass.

## FITTED KITCHEN

**9'3 x 7'3 (2.82m x 2.21m)**

There is a selection of fitted wall and floor cabinets with work surfaces. Inset sink and drainer. Space has been allowed for a cooker, washing machine and a fridge freezer. A window looks out to the front.

## LIVING ROOM

The room offers natural lounging and dining areas. There is space for a number of sofas, dining set and further furniture. A window looks out over the rear garden. French doors open out onto the rear patio and garden. Deep under stair cupboard.

## FIRST FLOOR LANDING

Doors to the bedrooms and to the bathroom. Deep store cupboard.

## MASTER BEDROOM

**15' x 11' l shape (4.57m x 3.35m l shape)**

Two windows look out over the front. The room gives space for a super king size bed and extra bedroom furniture.

## BEDROOM TWO

**10'9 x 8' (3.28m x 2.44m)**

This double bedroom offers a view out over the rear garden. Space for a double bed and further furnishing.

## BATHROOM

**6'8 x 5'7 (2.03m x 1.70m)**

Window with privacy glass. Tile finishes and a shaver point. Water closet and a pedestal wash basin. Panel enclosed bath with mixer tap and a shoe attachment.

## TWO ALLOCATED PARKING SPACES

Placed in front of the home are two designated and numbered parking spaces.

## FRONT GARDENS

Ornamental iron fence to the front boundary. Small shingled garden for pot plant display. Storm awning over the front door. Adjacent to the parking is a small extra area of garden.

## REAR ENCLOSED GARDEN

Fence enclosed and benefitting from a rear gate. A patio area is placed adjacent to the home for outside dining and entertaining. A path leads from the patio to the rear gate. The remainder of the garden is laid to lawn for relaxation and recreation.



