Oldbury Way, Calne

£350,000

Rutfield Breach

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Vendor Suited with End of Chain Property! This three-bedroom detached home is located in the very popular estate of Curzon Park, which is within close proximity to bus stops, country walks and the town centre facilities. Internally, the home offers a spacious living room, fitted kitchen, shower room and hall. Externally, the home has a very welcoming frontage with a deep front garden and parking for multiple vehicles on a long brick drive. There is an attractive wide side porch and the bonus of a garage.The home is double-glazed, gas central heating and has had many upgrades over recent years.

ACCESS & AREAS CLOSE BY
The home is on the doorstep of country walks and Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the the north is Lyneham, Royal Wootton Basset, 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.

LOCATION
The home is placed moments from Calne centre. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Calne centre has supermarkets, bistros, restaurants and a good selection of independent shops. There are numerous medical centres and pharmacies also. Recent times has seen the opening of a Tesco Superstore on the edge of town and the area has numerous primary schools plus a secondary school. A brief outline of the accommodation is as follows:

THE HOME
Outlined in a little more detail as follows.

WIDE OPEN PORCH
16' wide approximately
The porch has feature arches and offers a pleasant place to sit and watch the world go by. Outside light and and the main entrance door.

ENTRANCE HALL
The hall is L shpaed and leads to all rooms. There is a wide arch that opens into the living room There is space for display furniture.

TRIPLE ASPECT LIVING ROOM
19'3 x 12'9
The room enjoys a large window that views out to the front garden and two further windows that offer extra light. There is ample space for a number of sofas, dining table, chairs and extra living room furniture.

FITTED KITCHEN
12'3 x 8'
A window looks out to the side and a door opens onto the drive also. There is a selection of fitted wall and floor cabinets with work surfaces. Shelf displays. High level double oven, hob and a stainless steel chimney hood over. Inset sink and drainer. Space for a washing machine. Tile finishes.

BEDROOM THREE/UTILITY
7'10 x 7'
Presently used for the purpose of a utility, however, the room can happily be used as a guest bedroom or study.

BEDROOM ONE
12'9 x 10'4
A double bedroom that has a selection of fitted bedroom furniture. There are wardrobes, bedside cabinets and drawers. A window looks out over the rear garden.

BEDROOM TWO
12'1 x 9'
A window looks out to the side, a double bedroom with room for a double bed and further bedroom furniture.

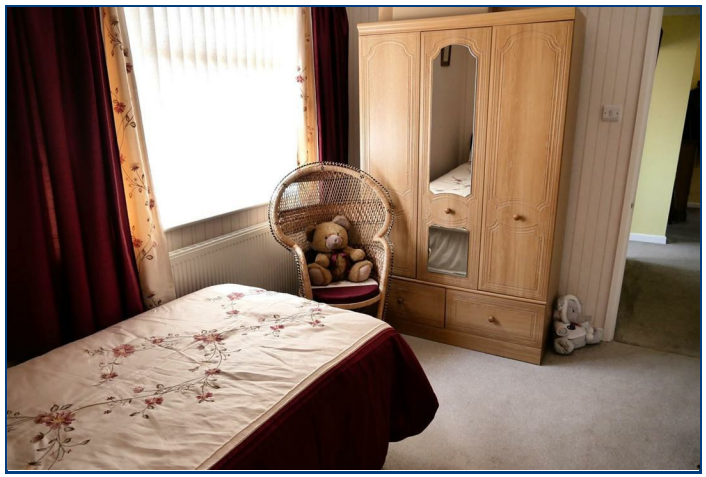
SHOWER ROOM
8'9 x 5'7
The suite offers a corner shower cubicle, pedestal wash basin and a water closet. Window with privacy glass and tile finioshes.

FRONT GARDEN
The front garden is organised with ease of maintenance in mind. Gravelled and ideal for plot plant display.

LONG BRICK DRIVE PARKING
A long brick drive in a Herringbone pattern runs down the side of the home to the garage. There is access to the front door, kitchen door and a gate to the rear garden. There is paking for a multitude of vehicles.

GARAGE
16'4 x 8'6
Double doors open to the garage from the drive. The garage has both power and light.

ENCLOSED REAR GARDEN
The garden has both a southerly and easterly aspect and offers very good privacy. There is a shaped patio for outside furniture, gravelled area for pot plant display and an area behind the garage for discreet storage. Timber shed. There is a further gated path that connects both front and rear gardens.



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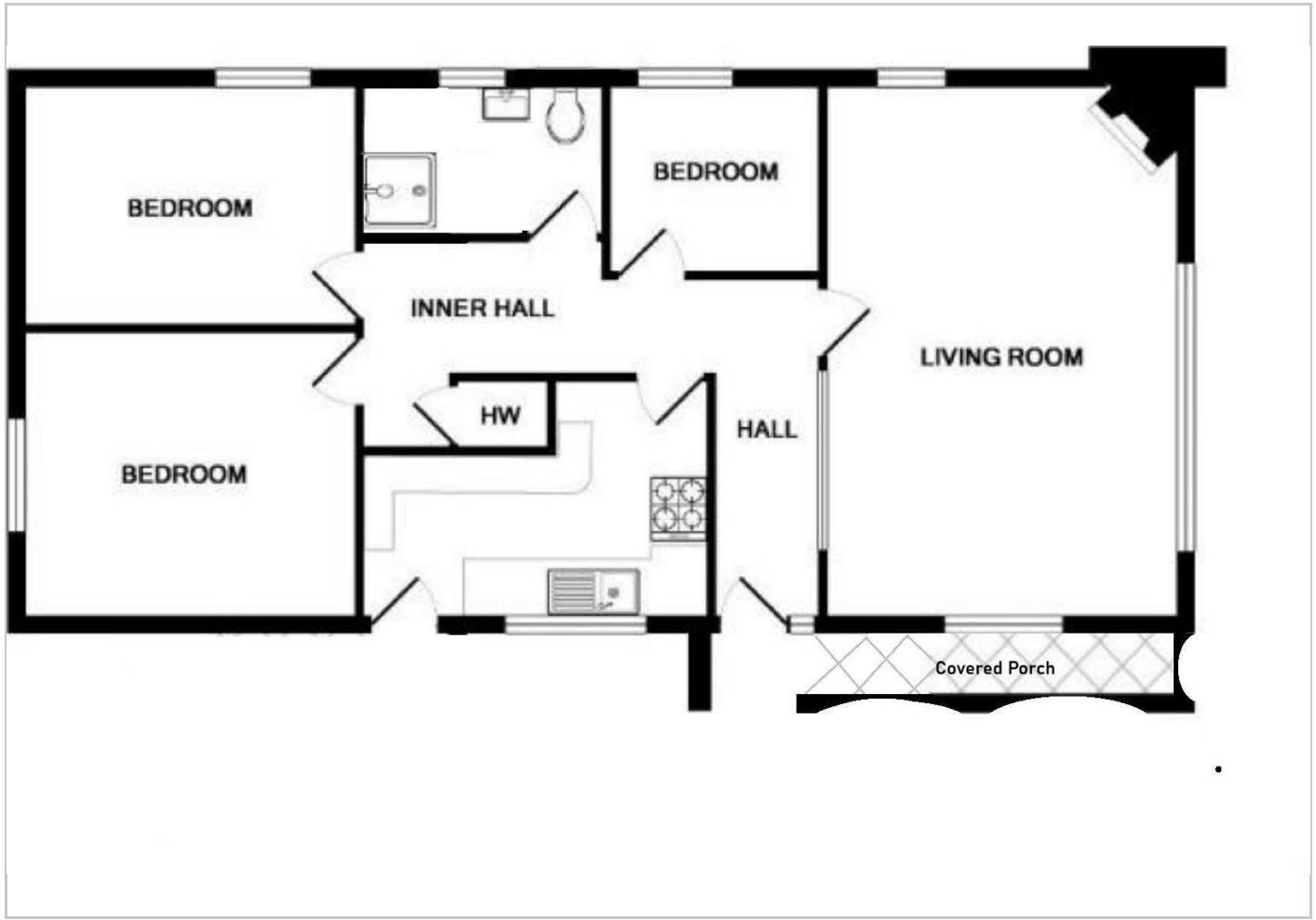
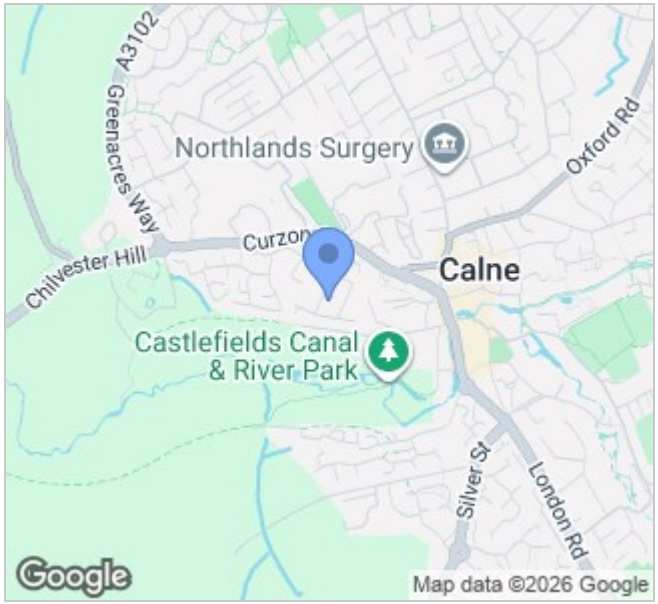
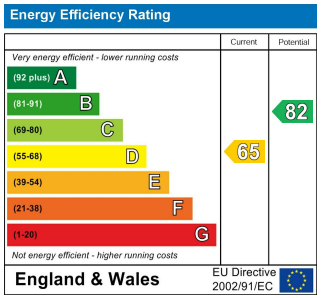
Floor Plans

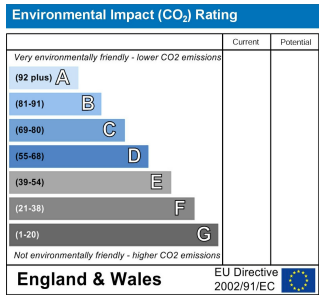


Area Map



Energy Performance Graph





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