



Charlieu Avenue, Calne
Asking Price £365,000



2 The Square, Calne, Wiltshire, SN11 0BY
01249 821110
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

- Extended Semi-Detached Family Home
- Flexible Living Space/ Converted Garage
- Ample Driveway Parking
- Ground-Floor Shower Room
- Fantastic Orangery
- Beautiful Mature Garden
- Annex/ Multi Generational Living Opportunity
- Utility Room
- Three/Four Bedrooms
- Close To Open Countryside



11, Charlieu Avenue

A fantastic three-bedroom semi-detached family home, positioned on the highly desirable south side of Calne, offering highly versatile living opportunities.

The property features a spacious entrance porch and a separate living room with a wood-burning stove. The hub of the home is an impressive open-plan kitchen/dining room with an orangery and vaulted sky lantern creating a bright and sociable space. This is complemented by a separate utility room and a ground-floor shower room. The converted garage offers versatile accommodation, ideal as an annex, ground-floor bedroom, home office, or additional reception space. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the generous and mature rear garden enjoys a well-maintained lawn, established borders, and a patio ideal for entertaining, while a wide driveway to the front provides ample off-street parking. Conveniently located close to local amenities and beautiful open countryside, this is a superb opportunity to acquire a spacious, adaptable, and stylish home in a prime residential setting.

The Home

Located on the desirable south side of Calne with countryside walks on the doorstep, this fantastic home is placed on a generous plot. Outlined in further detail as follows:

Entrance Porch

6'7 x 5 (2.01m x 1.52m)

Upon entering the home via the glazed UPVC door, the porch allows plenty of space for storage furniture. A door opens into the entrance hall. Wood effect flooring is a feature throughout the downstairs accommodation.

Entrance Hallway

A spacious entrance hall with a balustrade staircase. Doors open to the kitchen, living room, plus an under stairs area that allows for a desk.

Living Room

14'8 x 10'10 (4.47m x 3.30m)

A bright and airy living space with a large window to the front of the home. Generous in size, the space can easily accommodate multiple large sofas and display furniture. There is a wood-burning stove with a wood mantel and a brick hearth.

Kitchen Dining Room

17'8 x 11'10 (5.38m x 3.61m)

This spacious open-plan dining kitchen provides an ideal setting for both everyday living and entertaining. It flows seamlessly into the orangery extension from the dining area, creating a bright and welcoming space for everyone to gather.

There is ample room for a large dining table and chairs, along with space for an American-style fridge freezer. The fitted kitchen is thoughtfully arranged and includes integrated goods, including a chest height oven and grill. A glass-panelled oak door opens into the utility room.

Orangery

10'4 x 7'11 (3.15m x 2.41m)

A high-quality finish with sky lantern and spot lighting. Patio doors open directly into the garden.

Utility Room

11'2 x 5 (3.40m x 1.52m)

A useful Belfast sink, with space under the counter tops for two white goods appliances, and the necessary plumbing.

Ground Floor Shower Room

7'1 x 5'6 (2.16m x 1.68m)

A modern walk-in shower, with pedestal wash basin and water closet. Generous in size for ease of mobility.

Extra Reception Room

10'3 x 18'6 (3.12m x 5.64m)

The converted garage offers versatile accommodation, ideal as an annex, ground-floor bedroom, home office, or additional reception space. Accessed via the utility room or a separate door at the front of the home.

First Floor Landing

Doors open to all three bedrooms and the family bathroom. Window to the side, Loft access with ladder and boarding

Bedroom One

12'11 10'11 (3.94m 3.33m)

A generous room that will easily allow for a king-size bed, along with further bedroom storage furniture.

Bedroom Two

11 x 11'2 (3.35m x 3.40m)

A generous second bedroom with a bank of built-in wardrobes. Space allows for a king size bed and bedside tables. A large window views over the front of the home.

Bedroom Three

8'11 x 6'5 (2.72m x 1.96m)

A single bedroom positioned at the front of the home with built in shelved storage. Ideal as a home office or dressing room.

Family Bathroom

6'4 x 5'6 (1.93m x 1.68m)

A modern tiled suite, comprising panel enclosed bath with a glass screen and a shower over. Water closet and wash basin. Privacy-glazed window.

Driveway

The home offers great driveway parking at the front of the home for at least three vehicles.

Rear Garden

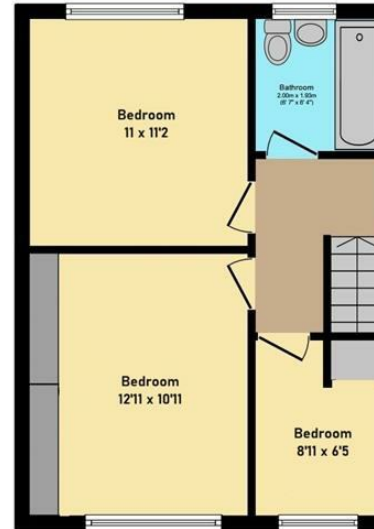
The mature rear garden is a true delight for the green-fingered buyer, featuring a beautifully curved lawn and well-stocked borders and ornamental cherries, which provide colour and interest throughout the seasons. To the rear of the garden is a summer house and adjacent to the rear of the home is a patio area for outdoor dining furniture. The garden is fully enclosed and South West facing.







Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.