



St. Dunstan Close, Calne
£190,000



BUTFIELD BREACH HOME SHOW LAUNCH! NO ONWARD CHAIN! This home offers you a garden with good privacy, a private parking space and is placed in a lovely, peaceful cul de sac. On the ground floor, a large living space with a bay window leads onto the garden through French doors onto the garden. There is a fitted kitchen with 'Wren' gloss cabinets, hob, oven and contemporary hood (space for a washing machine and a fridge freezer). The first floor offers you a modern bathroom with bespoke fitted cabinets and a large double bedroom which has a recessed open double wardrobe. There is gas central heating and double glazing. The position of the home offers two separate gardens, both organised with ease of maintenance in mind. One is enclosed and perfect for outside dining, lounging and entertaining. Local facilities are on the door step and country walks are a gentle stroll away.



LOCATION

The home is placed in a cul de sac just off the Lansdowne Park residential area. Within walking distance are two medical centres, Tesco Express supermarket, a cafe and park. A flat walk away are the multiple facilities of Calne including cafes, bistros, and supermarkets. The home is within walking distance of countryside and the large supermarkets of Tesco and Lidl are within easy access.

The town centre is serviced by the No 55 Bus which connects the train stations of Chippenham and Swindon plus taking in all the towns/villages in between.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath, and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of

Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

ENTRANCE PORCH

6'3 x 2'9 (1.91m x 0.84m)

From here there is access to the living space with room for coats and shoes. Glazed entrance door and a window.

LIVING SPACE

14' x 12'6 plus bay of 5'4 x 3'6 (4.27m x 3.81m plus bay of 1.63m x 1.07m)

A generous living space that can happily accommodate sofas, a dining set and further furniture. A wide bay window has French doors that open onto the enclosed garden which expands the living space in fine weather. There is an opening to the fitted kitchen, making it ideal for interacting with dinner guests.

FITTED KITCHEN

7'4 x 7'3 (2.24m x 2.21m)

A window looks out over the enclosed garden. There is a selection of 'Wren' gloss fronted wall and floor cabinets with work surfaces. Inset sink and drainer, electric oven, hob and contemporary hood over. Space has been allowed for a washing machine and a fridge freezer. Tile finishes.

STAIRCASE RECESS

6'4 x 4'10 (1.93m x 1.47m)

Stairs rise up to the first floor. Handy storage or display area.

FIRST FLOOR LANDING

Deep store cupboard. Doors open to the bathroom and to the bedroom.

BATHROOM

7'7 x 6'6 (2.31m x 1.98m)

Window with privacy glass and tile finishes. Vanity cabinets offer storage, inset wash basin, water closet with concealed cistern and a wood block mantle for display. Panel enclosed bath with shower screen plus hand held and rain drop shower. Chrome towel rail radiator.

DOUBLE BEDROOM

13'9 x 10 plus wardrobe (4.19m x 3.05m plus wardrobe)

A window views out over the front. The size of the room allows for a super king size bed, dressing table and further furniture. To one corner is an open double recessed wardrobe.

EXTERIOR

Outlined in a little more detail as follows;

PRIVATE PARKING SPACE

To the front of the home is a private parking space for one vehicle.

FRONT GARDEN

Screened by fencing to the front this garden area allows for a clothes dryer, seating and an area which would be perfect for storage. Gate to the enclosed garden. Gravelled for ease of maintenance and pot plant display. Access to the home entrance door.

ENCLOSED GARDEN

The garden enjoys both south and westerly aspects. Fence enclosed and gravelled for ease of maintenance. Wall, fence and hedges offer good privacy. The garden is perfect for outside dining, lounging and entertaining.



