



The Tor - 79 North Street, Calne, SN11 0HH

£450,000

Raised up and set back from the road, close to the town centre with the luxury of two side by side parking spaces to the front, this delightful double fronted family home is a true gem. Internally comprising; entrance porch, 22ft reception room with space for a family dining table and space for seating around the wood burning stove, kitchen/breakfast room, utility room, four bedrooms, separate office/study and family bathroom. To the front the garden is laid to lawn with mature plants and shrubs and to the side a further area of private walled garden with patio seating.

Entrance Porch

Double glazed front door, laminate flooring, door to the reception room.

Reception Room



Two double glazed bay windows to the front, three radiators, laminate flooring, wood burner with slate hearth and surround, stairs to the first floor, stairs to the cellar and door to the kitchen/breakfast room.



Cellar

Steps lead down in to the cellar which has not been tanked.

Kitchen/Breakfast Room



Two double glazed windows to the rear, radiator, Vinyl flooring, door to the utility room, French doors to the garden, space for a table and chairs, range of floor and wall mounted units, gas hob, double electric oven, extractor fan, sink and drainer, plumbing for a dishwasher and space for an American style fridge/freezer.





Utility Room



Double glazed window to the rear, stainless steel sink and drainer, plumbing for a washing machine and space for a further appliance, plumbing for a macerator toilet.

Landing

Loft access and doors to all bedrooms, office and bathroom.

Bedroom One



Double glazed window to the front, radiator and fitted wardrobes.

Bedroom Two



Double glazed window to the front, radiator and fitted wardrobes.

Bedroom Three



Double glazed window to the rear and radiator.

Bedroom Four



Double glazed window to the front and radiator.

Office/Study



Double glazed window to the rear.

Bathroom



Double glazed window to the rear, radiator, towel radiator, bath, wash hand basin and separate shower cubicle.

Gardens



To the front the garden is laid to lawn and established plants with fence and lockable gate providing privacy. To the side there is a walled garden laid to shingle stone with raised beds and stepping stones leading the way between patios.



Driveway Parking



Two side by side parking spaces located to the front.

Tenure

We are advised by the .gov website that the property is Freehold.

Council Tax

We are advised by the .gov website that the property is band D.

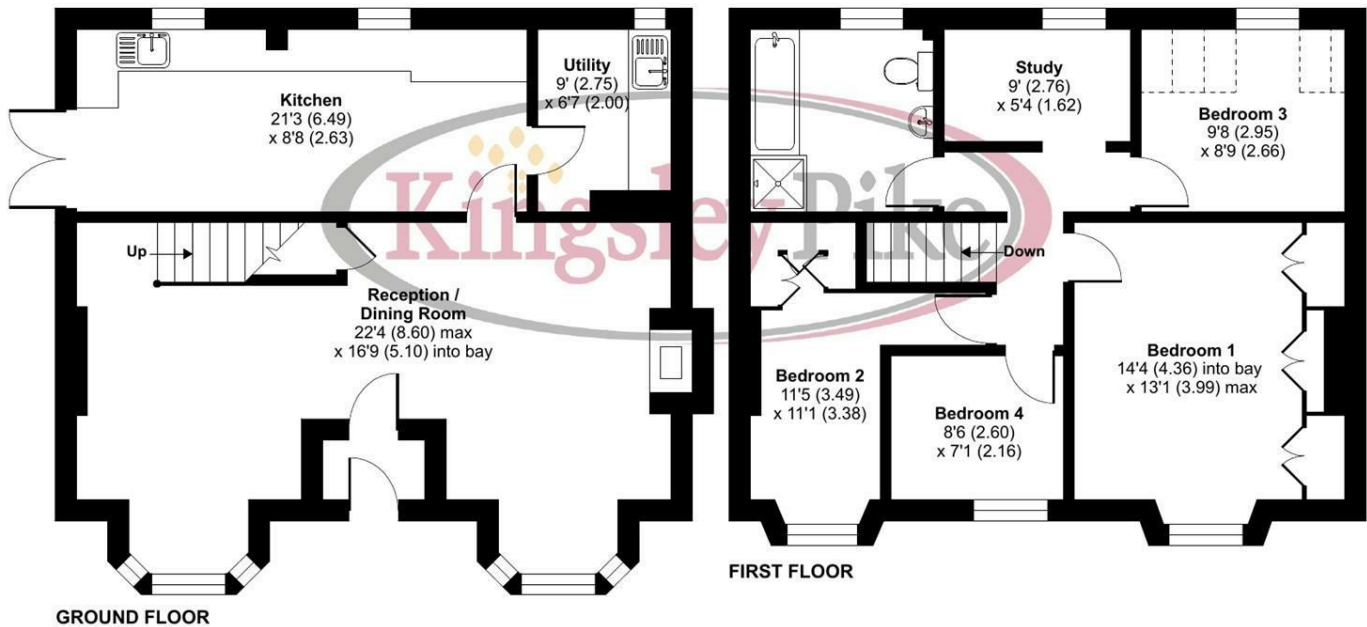
Floor Plan

North Street, Calne, SN11

Approximate Area = 1286 sq ft / 119.5 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Total = 1305 sq ft / 121.2 sq m
For identification only - Not to scale



Denotes restricted head height

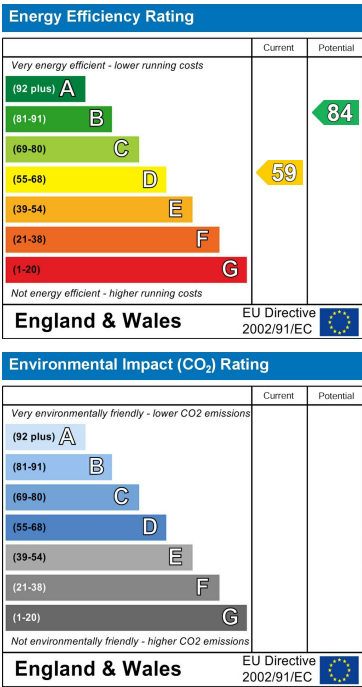


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Kingsley Pike. REF: 1301204

Area Map



Energy Efficiency Graph



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