



Grayling Close, Calne

Offers in excess of £294,000

*** No Onward Chain*** A four bedroom townhouse situated in a pleasant position overlooking a green to the front. The property is presented in good order throughout and offers spacious and flexible accommodation arranged over three floors. Externally, there is a low maintenance enclosed garden to the rear and single garage.

Situation Calne

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, sports centre with indoor swimming pool, public library, churches and schooling for all age groups. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at Chippenham (North Wilts) and Bowood, horse riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

The Accommodation

With Approximate Measurements is arranged as follows:

Entrance Hall

With Entrance door, built in cupboard, coved ceiling, vinyl flooring, radiator, stairs to first floor.

Sitting Room 5.69m x 3.16m (18'8" x 10'4")

With dual aspect Upvc double glazed window to front, French doors to rear, coved ceiling, two radiators, Vinyl flooring.

Dining Room 3.49m x 2.65m (11'5" x 8'8")

With Upvc double glazed window to front, coved ceiling, radiator, vinyl flooring.

Kitchen/Breakfast Room 3.63m x 3.40m (11'10" x 11'1")

With Upvc double glazed window to rear, fitted with an

excellent range of wall and base units with worktops over, one and a half bowl ceramic sink unit with mixer tap, tiled surrounds, Stoves Range style dual fuel cooker with Stoves extractor cooker hood over, space for fridge/freezer, space and plumbing for automatic washing machine and dishwasher, cupboard housing gas central heating boiler, radiator, vinyl flooring.

Rear Entrance Hall

With door to rear, radiator, vinyl flooring.

Cloakroom

With low level WC, wash hand basin, tiled splashback, radiator.

First Floor Landing

With dual aspect Upvc double glazed windows to front and rear, coved ceiling, two radiators, airing cupboard, stairs to second floor.

Bedroom Two 3.54m x 3.25m (11'7" x 10'7")

With Upvc double glazed window to front, radiator, vinyl flooring.

Bedroom Three 3.67m x 2.69m (12'0" x 8'9")

With Upvc double glazed window to front, radiator, vinyl flooring.

Bedroom Four 3.24m x 2.13m (10'7" x 6'11")

With Upvc double glazed window to rear, radiator, vinyl flooring.

Bathroom

With Upvc double glazed window to rear, suite comprising panelled bath with mixer tap, shower over, pedestal wash basin, low level WC, tiled surrounds, inset ceiling lights, radiator.

Second Floor Landing

With Velux roof light.

Master Bedroom Suite

With access to fully boarded loft with light and power.

Bedroom Area 4.43m x 3.23m (14'6" x 10'7")

With dual aspect Upvc double glazed window to front, velux roof light to rear. two radiators vinyl flooring.

Dressing Area 2.61m x 1.89m (8'6" x 6'2")

With Upvc double glazed window to front, built in wardrobe, laminate flooring, radiator.

En Suite Bathroom

With Velux roof light to rear, panelled bath, double corner shower cubicle, pedestal wash basin, low level WC, radiator, vinyl flooring.

Externally

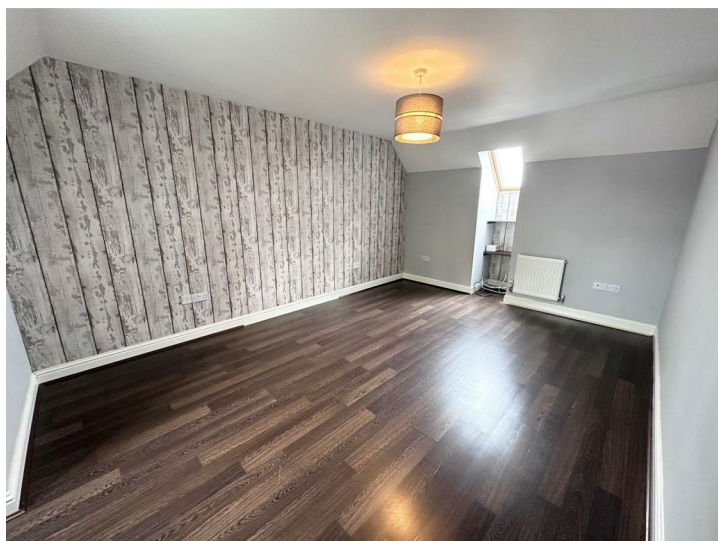
Garden

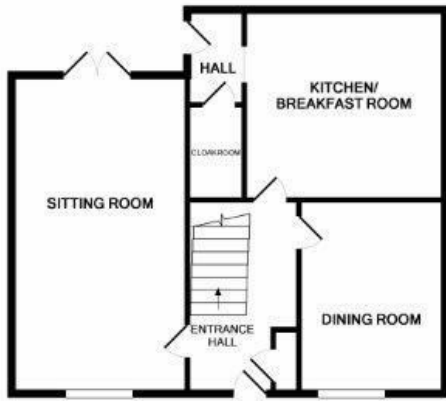
The rear landscaped garden is a particular feature, offering a high degree of privacy, gravelled for ease of maintenance, mature tropical shrubs and bushes, decked patio, decking stepping stone style pathway, outside tap and power, rear access gate.

Parking

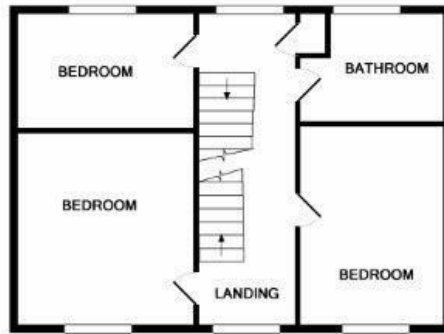
Two parking spaces and access via shared courtyard to the single garage with up and over door.



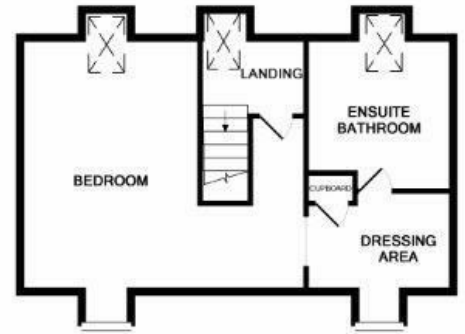




GROUND FLOOR

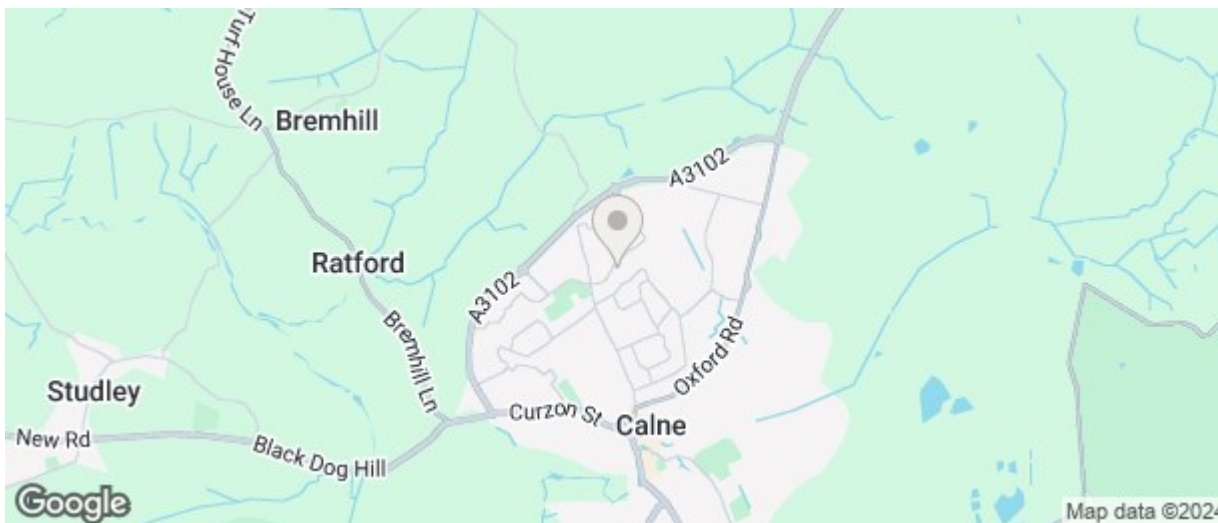


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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