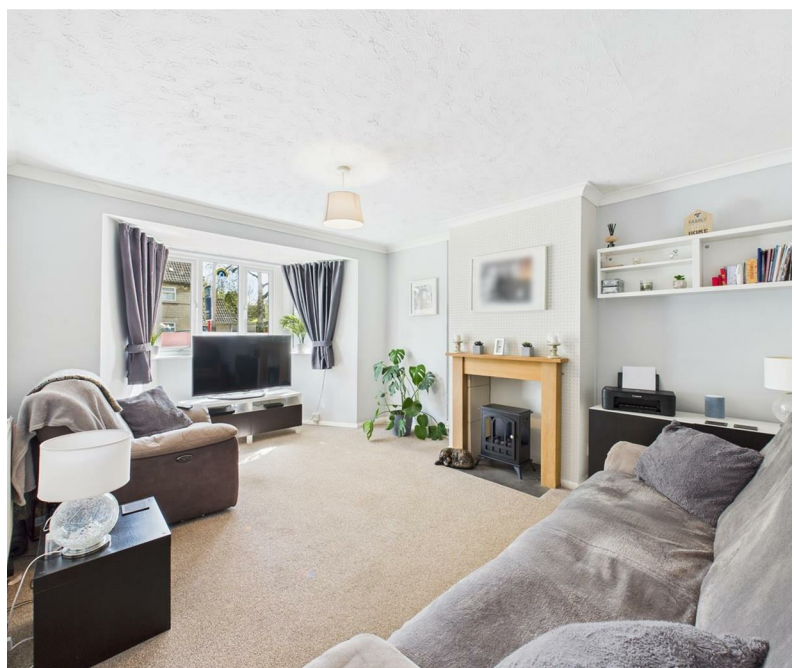




Dixon Way, Calne

Offers over £274,000

A well presented semi detached family home offering spacious accommodation situated within close proximity to all local amenities. The accommodation comprises an entrance hall, living room, dining room, kitchen/breakfast room, store room and cloakroom to the ground floor. To the first & second floors there are three double bedrooms and a family bathroom. The property also benefits from a fully enclosed rear garden and driveway parking.

Situation Calne

Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill. Here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters

Accommodation

With approximate measurements is arranged as follows:

Entrance Hall

Upvd double glazed window & door to front, storage cupboard, radiator, doors leading to cloakroom, laminate flooring kitchen/breakfast room and living room.

Cloakroom

Obscure Upvc double glazed window to front, w.c, wash hand basin and laminate flooring.

Living Room 4.7 into bay x 3.5 (15'5" into bay x 11'5")

Upvc double glazed bay window to front, radiator, feature fireplace with tiled hearth and wooden mantel.

Kitchen/Breakfast Room 5.4 x 3.6 max (17'8" x 11'9" max)

Two Upvc double glazed windows to rear, fitted kitchen comprising from a range of wall and base unit, rolled edge worktops, 1 bowl single drainer sink unit with tiled splashbacks, double gas oven, plumbing for washing machine, space for tumble dryer and fridge/freezer, wall mounted boiler and feature fireplace with multi fuel burner set within.

Dining Room 4.1 x 2.6 (13'5" x 8'6")

Upvc double glazed window to side & French doors to rear, archway to kitchen door leading to store room and radiator.

Store Room 2.6 x 1.3 (8'6" x 4'3")

Handy store room with Upvc double glazed window to side and shelving.

First Floor Landing

Two Upvc double glazed windows to front and side, doors giving access to bedrooms two, three and bathroom, radiator and stairs leading to Master Bedroom.

Bathroom 2.4 max x 1.6 (7'10" max x 5'2")

Obscure Upvc double glazed window to rear, bath with taps and electric shower over, wash hand basin, w.c, part tiled and heated towel rail.

Bedroom Two 3.6 x 3.5 max (11'9" x 11'5" max)

Upvc double glazed window to rear, built in wardrobe, airing cupboard and radiator.

Bedroom Three 3.3 x 3 max (10'9" x 9'10" max)

Upvc double glazed window to front and radiator.

Second Floor

Master Bedroom / Attic Room 5.4 max x 3.8 excluding eaves (17'8" max x 12'5" excluding eaves)

Velux window, ample eave storage space and stairs from first floor.

Externally

Rear Garden

An enclosed rear garden comprising from seating and patio areas, lawn area, garden shed and gated side access to front of property.

Front Garden/Driveway

Front garden mainly laid to gravel offering parking for several vehicles.

Agents Notes

Council Tax Band: B

