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Woodsage Way, Calne SN11 0RP

Offers over £325,000

A beautifully presented four bedroom semi detached house which has been enhanced and extended to provide flexible accommodation including:- entrance hall, cloakroom, living room, study, open plan kitchen/dining room to the ground floor. Four bedrooms, one with en-suite and a family bathroom to the first floor. To the rear there is a fully enclosed sunny garden, patio and lawn and side access to driveway and single garage.

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

The Accommodation

With approximate measurements the accommodation is arranged as follows:

Entrance Hall

Upvc double glazed door into entrance hall. Doors to cloakroom and living room.

Cloakroom

Obscured Upvc double glazed window to front, two piece suite

comprising of a low level WC and wash hand basin with tiled splashback. Chrome heating towel rail, laminate flooring.

Living Room 4.29m x 3.84m (14'1 x 12'7)

Upvc double glazed window to front, radiator, door to study, open to kitchen/dining room. Stairs to first floor landing with cupboard under.

Study 2.34m x 2.92m (7'8 x 9'7)

Upvc double glazed window to front, radiator.

Kitchen/Dining Room 4.29m x 3.28m (14'1 x 10'9)

Upvc double glazed French doors and back door to garden, fitted kitchen offering a range of wall and base units, stainless steel sink. Inset to rolled edge work surfaces, part tiled. Integrated electric oven with four ring gas hob and matching cooker hood over. Integrated dishwasher and fridge freezer, space and plumbing for an automatic washing machine. Feature radiator and laminate flooring.

First Floor Landing

Doors to bedrooms and bathroom, airing cupboard, access to roof void.

Bedroom One 3.02m x 6.20m (9'11 x 20'4)

Upvc double glazed window to front, radiator, built in wardrobes with sliding mirror doors. Door to ensuite.

En Suite 3.02m x 1.17m (9'11 x 3'10)

Obscured double glazed window to rear, shower cubicle, extractor fan, inset lighting, laminate flooring.



Bedroom Two 2.39m x 3.33m (7'10 x 10'11)

Upvc double glazed window to rear, radiator.

Bedroom Three 2.39m x 3.00m (7'10 x 9'10)

Upvc double glazed window to front, radiator.

Bedroom Four 2.01m x 2.13m (6'7 x 7'0)

Upvc double glazed window to front, built in cupboard, radiator.

Family Bathroom 2.01m x 1.68m (6'7 x 5'6)

Obscured Upvc double glazed window to rear, bath with shower over and glazed shower screen, wash hand basin, low

level WC, chrome fittings, part tiled. Chrome heated towel rail, extractor fan, laminate flooring.

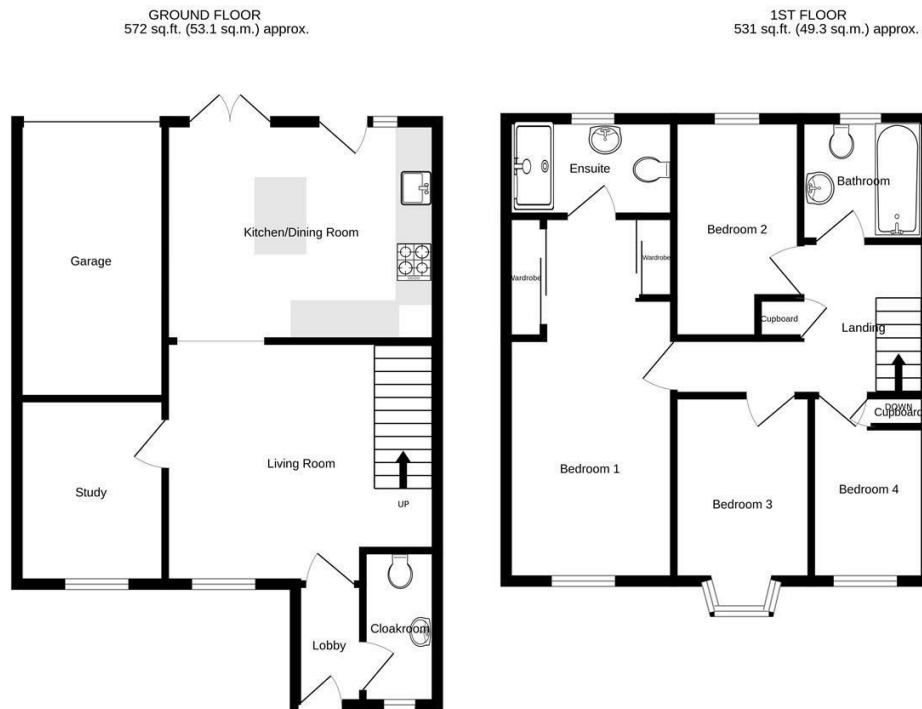
Externally

Garage

Integral single garage with up and over door. Driveway parking for two cars. Recently installed gas central heating boiler.

Rear Garden

A beautiful sunny rear garden offering a high degree of privacy. Fully enclosed with gated access to the side. Laid to patio and lawn with mature planting



TOTAL FLOOR AREA: 1103 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

