



Connells

Trevena
New Zealand Calne



Property Description

A large DETACHED BUNGALOW and separate ANNEX situated in an enviable position on a plot measuring approximately half an acre. The main house provides adaptable accommodation and comprises Entrance Hallway, with hardwood flooring, leading through to the Kitchen / Breakfast Room with integrated appliances. The main Living Room has French doors overlooking the front garden. There is also a Study/Hobbies room and Utility Room along with a side hall. The Three Double Bedrooms overlook the rear garden and there is a Family Bathroom.

The separate ANNEX is self-contained and enjoys its own gated driveway and overlooks the rear garden. The accommodation is spacious and light and comprises an open plan living room and kitchen, the bedroom has an en suite bathroom.

Externally the property enjoys a large plot with ample parking to the front and expansive lawns to the rear. There are a number of outbuildings/shed and a superb gazebo for al fresco entertaining.

Accommodation

Entrance Hall

Double glazed entrance door to the front with double glazed windows to both sides. Radiator. Hard wood flooring.

Kitchen/ Diner

19' x 10' 9" (5.79m x 3.28m)

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated double electric oven. Gas hob with extractor hood over. Wooden flooring. Double glazed windows to side. Radiator.

Sitting Room

17' 6" x 12' 9" (5.33m x 3.89m)

Double glazed window to front. Double glazed French doors to front. Feature fireplace. Radiator. TV point. Door to:

Study

12' 6" x 5' 11" (3.81m x 1.80m)

Double glazed windows to front and side. Wooden flooring.

Lobby

Double glazed stable door leading to the side. Door to:

Cloakroom / Utility

Double glazed window to side. Low level WC and wash hand basin. Plumbing for washing machine. Space for tumble dryer. Part tiled walls. Wooden flooring.

Bedroom One

12' 5" x 11' 11" (3.78m x 3.63m)

Double glazed window to front. Radiator.

Bedroom Two

12' 5" x 11' 11" (3.78m x 3.63m)

Double glazed window to rear. Radiator. Fitted wardrobes.

Bedroom Three

12' x 8' 10" (3.66m x 2.69m)

Double glazed French door to rear. Radiator.

Bathroom

Suite comprising low level WC, wash hand basin, panelled bath and corner shower cubicle. Part tiled walls. Wooden flooring. Double glazed window.

Annex

Lounge/ Diner / Kitchen

17' 4" x 14' 11" (5.28m x 4.55m)

Double glazed window to rear. Double glazed door to side. Double glazed window to side. TV point. Wooden flooring. The Kitchen area is fitted with matching base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob with extractor hood over.

Bedroom

9' 9" x 9' 1" (2.97m x 2.77m)

Double glazed window to front. Radiator. Built in wardrobe. Door to:

Ensuite

Suite comprising low level WC, wash hand basin and panelled bath with mixer tap and shower attachment. Part tiled walls. Wooden flooring. Double glazed window. Radiator.

Outside

The plot occupies approximately 1/2 an acre and is mainly laid to lawn with mature shrub borders. There is a large driveway to the front of the property providing parking for several cars. Double gates lead through to the rear garden with the driveway continuing through to the Annex









Ground Floor



Annex

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

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Tenure: Freehold



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