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Curzon Street, Calne SN11 0DE

Offers in excess of £350,000

A beautiful period cottage that has been updated and enhanced by the current owners to provide spacious and flexible accommodation throughout. The property is situated close to the town centre and offers many period features, a generous rear garden and on street parking to the front of the property.

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

Wooden front door leading to entrance hall, doors to living room and dining room, stairs to first floor landing, under stairs cupboard.

Living Room 4.42m x 4.32m (14'6 x 14'2)

Two windows to front, feature fireplace, radiator, inset ceiling lights.

Dining Room 5.18m x 3.02m (17'0 x 9'11)

French windows to side opening onto side patio, doors to utility, kitchen and entrance hall. Radiator. Trapdoor leading to cellar beneath the house, currently used for storage, however offers potential in the future to be utilised further.

Kitchen 4.65m x 3.02m (15'3 x 9'11)

French doors to garden, window to side. Fitted kitchen offering a comprehensive range of wall and base units with wooden worktops over, Belfast style sink with mixer taps. Space for range style cooker and American style fridge/freezer. Integrated dishwasher, Wall mounted combination Gas Boiler, inset ceiling lights, tiled flooring, underfloor heating.

Utility

Fitted with a range of wall and base units with space and plumbing for automatic washing machine and tumble dryer. Doors to garden and cloakroom.

Cloakroom

Window to rear, fitted with a two piece suite comprising low level WC and wash hand basin with storage below.

First Floor Landing

Doors to bedrooms and family bathroom, stairs to second floor.



Bedroom One 4.60m x 3.02m (15'1" x 9'11")

Window to side, built in wardrobes, radiator. Ladder style stairs to Mezzanine.

Mezzanine

A superb space for a studio, snug or snug with velux and window to side.

Bedroom Two 3.51m x 2.74m (11'6" x 9'0")

Window to front, radiator.

Family Bathroom

Generous family bathroom with window to front, fitted with a

four piece suite comprising free standing bath, separate shower cubicle, low level WC and vanity style wash hand basin with storage below. Inset ceiling lights, tiled flooring, underfloor heating,

Second Floor Landing

Door to bedroom three, eaves storage.

Bedroom Three 4.32m x 3.51m (14'2" x 11'6")

Velux window to rear, eaves storage.

Externally

Rear Garden

Generous rear garden offering a high degree of privacy. Mostly laid to lawn with a good sized patio area leading to rear of the property, mature flower beds. Substantial workshop/shed.

On Street Parking

To the front of the property is on street parking.



TOTAL FLOOR AREA: 1195 sq.ft. (111.1 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



