



📍 64 Newbury Avenue, Calne, Wiltshire, SN11 9UN

🏠 £550,000

A fantastic four double bedroom detached family home, which has been cleverly extended, reconfigured and improved to offer the perfect home for modern family living.

- Executive Detached Family Home
- Extended & Reconfigured Accommodation
- Four Double Bedrooms
- Modern High-Specification Kitchen / Diner
- Generous Dual-Aspect Living Room
- Study, Perfect for Home Working
- Cloakroom / Bathroom / En-Suite
- Landscaped Gardens
- Double Garage & Driveway Parking
- Quiet Cul-De-Sac, with Green Aspect to the Front

🏡 Freehold

🏠 EPC Rating C



Newbury Avenue is a well-located and beautifully presented four bedroom detached family home, occupying an enviable position over the green, in a quiet cul-de-sac on an established and popular development. This fantastic home has been cleverly extended, reconfigured and improved to offer the perfect home for modern family living.

The accommodation is arranged over two levels, and comprises; entrance hall, cloakroom, study, generous dual-aspect living room, modern open-plan Howdens kitchen / diner (reconfigured in 2018), with utility off via a side extension (2013). To the first floor are four double bedrooms, including the master with en-suite shower room, and the modern family bathroom.

Externally there is a well-proportioned landscaped rear garden, and double garage with driveway parking to the front.

Situation

The property is pleasantly situated on a popular and established development which is within good access to a comprehensive range of amenities including a choice of shops and supermarkets, 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 North Wilts and Bowood, 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.

Property Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: C

All mains services connected

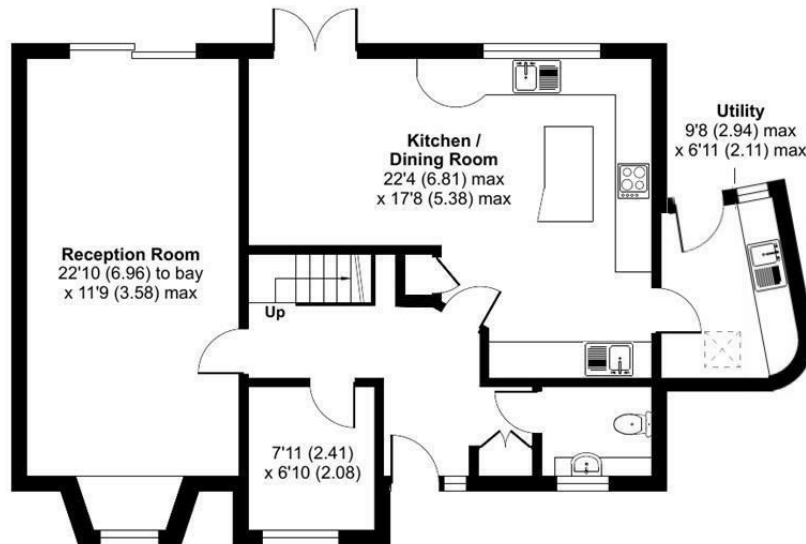
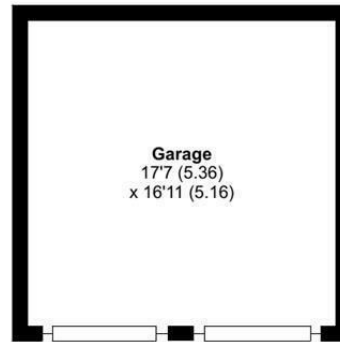
Gas central heating



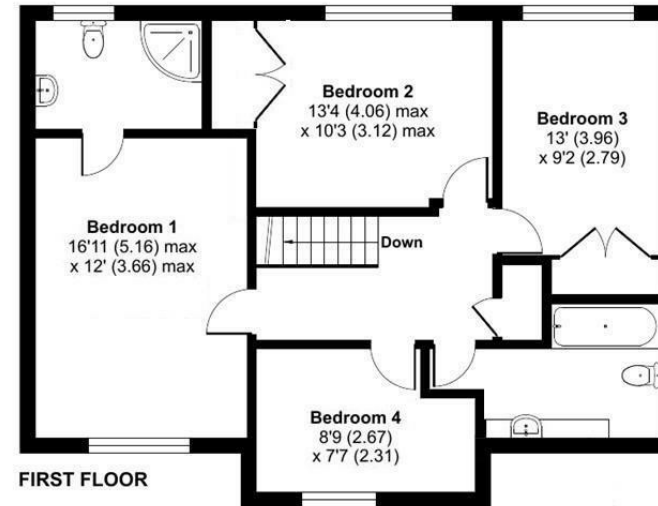
Newbury Avenue, Calne, SN11

Approximate Area = 2022 sq ft / 187.8 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Strakers. REF: 959631

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