



📍 5 Walter Sutton Close, Calne, Wiltshire, SN11 0RG

🔗 £425,000

A stunning two double bedroom detached bungalow, that has been cleverly reconfigured and sympathetically improved throughout, to create a contemporary, high-specification home; superbly positioned at the end of quiet cul-de-sac, on the popular Curzon Park development.

- Detached Bungalow
- Original Three Bedroom Footprint
- Fully Renovated, High Specification Accommodation
- Contemporary Triple Aspect, Open-Plan Living / Kitchen / Dining
- Two Double Bedrooms
- Styish Shower Room & Cloakroom
- Private, Landscaped Rear Garden
- Single Garage & Driveway Parking
- End of Cul-De-Sac Position
- Highly Desirable Curzon Park Development

🏡 Freehold

🏠 EPC Rating C



Simply stunning is this superb two bedroom detached bungalow, superbly positioned at the end of a quiet cul-de-sac, on the highly sought after Curzon Park development. Purchased as a three bedroom bungalow in need of improvements, the current owners have truly transformed the property into a contemporary, high-quality home, via clever reconfiguration and extensive renovation.

The accommodation is over one level, and briefly comprises; entrance hall with integral access into the garage, cloakroom, triple-aspect, open-plan sitting / dining / kitchen area, two double bedrooms, including the dual-aspect principal bedroom, and finally, the family shower room.

Externally there is private, landscaped, low-maintenance rear garden, predominantly made up of patio seating and artificial turned areas, with a wonderful summer house. There is wide side access to the front of the property. To the front is the single garage, and driveway parking.

#### **Situation**

Calne provides 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: D

EPC Rating: C

Mains Gas, Electric, Water and Drainage

Gas Central Heating



# Walter Sutton Close, Calne, SN11

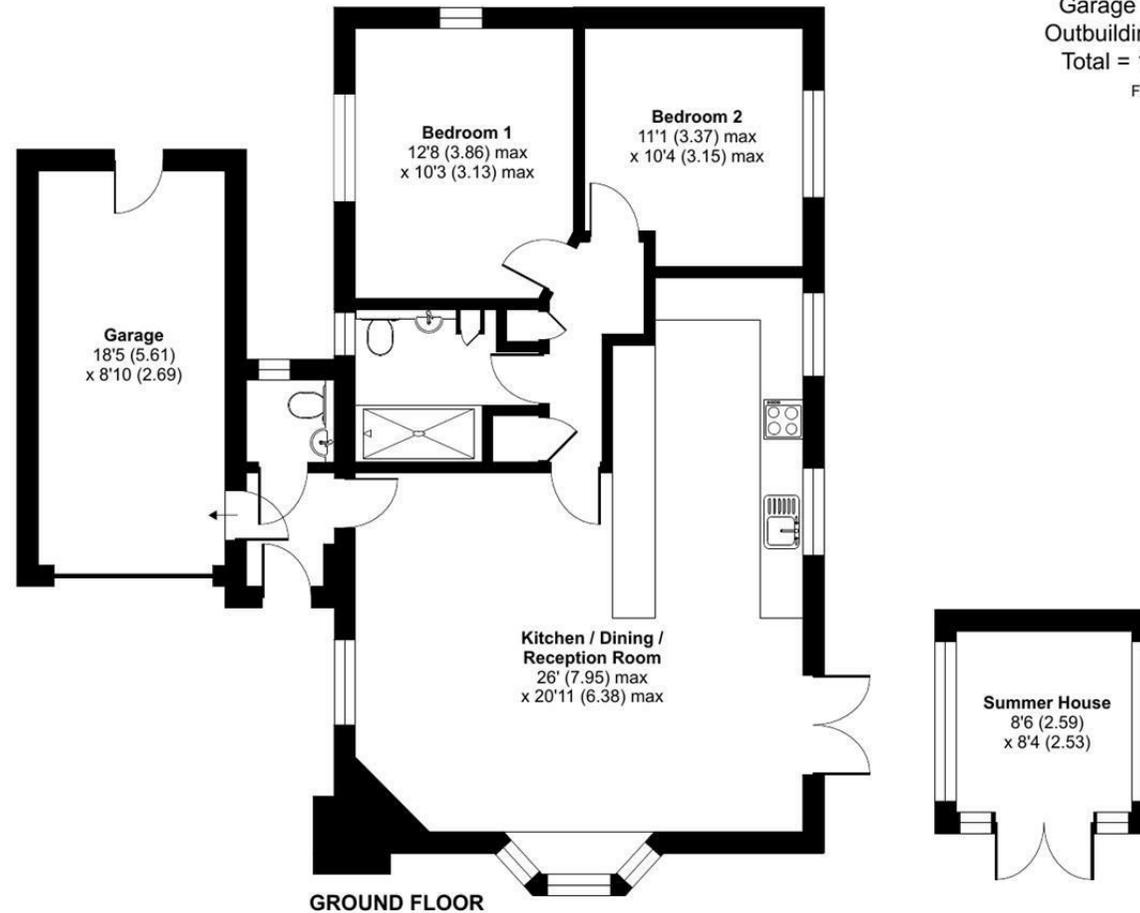
Approximate Area = 851 sq ft / 79 sq m

Garage = 163 sq ft / 15.1 sq m

Outbuilding = 70 sq ft / 6.5 sq m

Total = 1084 sq ft / 100.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Strakers. REF: 1283294

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