



Norley Lane, Studley, Calne
Offers In Excess Of £259,995



Placed in the sought after village of Studley is this semi detached three bedroom home with a double garage. Internally, the first floor of the home features a family bathroom and three bedrooms with the master having built in wardrobes. The ground floor of the home benefits from a dual aspect dining kitchen, living room with French doors opening out to the rear garden and a wet room with water closet. Externally, the property features off road parking for multiple vehicles, a double garage and a wrap around garden allowing multiple areas for lounging and cultivation. Within walking distance are local pubs, restaurant and bus routes. Double glazed and gas central heating.



A brief outline of the home is as follows;

ACCESS & AREAS CLOSE BY

Placed in the village of Studley which is a highly desirable and sought after location that has tremendous views and stunning countryside all around. The property is a short walk to the A4 which connects between Chippenham and Swindon and there is a bus which passes through very frequently stopping in Calne, Lyneham and Royal Wootton Bassett. Close by is a local pub and Bowood which offers a range of services from a Golf course to a health spa and gym. For access to the M4 north west via Chippenham or east towards Swindon. South along the A4 opens up routes towards Devizes and Marlborough. A brief outline of the home is as follows;

THE HOME

Outlined as follows:

ENTRANCE HALL

4'4 x 6'10 (1.32m x 2.08m)

Upon entry to the home doors lead to the wet room and the dining kitchen. Two built in cupboards allows for storage, one fitted with power. While wall space allows hanging space for outdoor wear. Vinyl flooring.

WET ROOM

7'11 x 5'11 (2.41m x 1.80m)

The wet room consists of a water closet, pedestal wash basin and a shower with half height shower screen. An obscured window opens out over the front of the home. Tiled finishings and heated chrome towel rail.

DINING KITCHEN

20'02 x 10'00 (6.15m x 3.05m)

A spacious dual aspect room with windows looking out over the front and rear of the home. The dining kitchen has been arranged to allow for natural areas for dining and culinary purposes. The dining section allows room for a generous dining table and chairs with extra space for display furniture. The kitchen is modern and has been fitted with an array of matching wall and base cabinets and splash backs. Inset to the worktops is a glass topped sink and a half with drainer. Integrated to the kitchen is a washing machine, dishwasher, fridge and a extractor hood above a

range cooker with gas hob and electric ovens. A door opens to an under stair cupboard fitted with power and light. A further doors leads to the rear lobby. Tiled flooring.

REAR LOBBY

Stairs rise to the first floor accommodation and doors lead out to the rear of the home or into the living room.

LIVING ROOM

15'6 x 11'11 (4.72m x 3.63m)

A spacious living room allowing space for multiple sofas and further display furniture. French doors open out to the rear garden and windows look out over the side of the home.

FIRST FLOOR LANDING

Doors leads to all three bedrooms and the family bathroom. A window looks out over the front of the home.

MASTER BEDROOM

12'11 x 8'9 (3.94m x 2.67m)

Positioned at the back of the home with a feature fireplace. The master bedroom can accommodate a king size bed, bedside tables and further storage furniture. This bedroom has the benefit of mirror fronted built in wardrobes with lighting inside and a further storage cupboard. A window looks out over the rear of the home.

SECOND BEDROOM

12' x 8'6 (3.66m x 2.59m)

Also positioned at the rear of the home with a window looking out over the rear garden. This bedroom can accommodate a double bed, bedside tables and further bedroom furniture. This room has an alcove where hanging and storage space has been created. The loft hatch is located here also.

THIRD BEDROOM

8'11 x 7'3 (2.72m x 2.21m)

Looking out over the front of the home, bedroom three can accommodate a single bed and further storage furniture. This bedroom would also make a great study with a window looking out over the village of Studley and the rolling hills.

FAMILY BATHROOM

9'7 x 5'6 (2.92m x 1.68m)

A modern family bathroom consisting of a P shaped bath, pedestal wash basin and water closet. Vinyl flooring and tiled finishings. Two windows with privacy glass open out towards to front and side of the home.

EXTERNAL

Outlined as follows:

FRONT GARDEN

The front garden is fully enclosed and mainly laid to lawn. This section of the garden makes a great area for cultivation. There are a few raised flower beds and mature trees.

SIDE GARDEN

This section of the garden has been laid with decking making an ideal space for lounging during the warmer months. There is a pergola over a path leading from the front of the home, through the side section through to the rear of the home.

REAR GARDEN

Private rear garden laid mainly to lawn with a raised decked area to the bottom of the garden and a patio area adjoining from the living room.

PARKING

An area allows parking for multiple vehicles.

DOUBLE GARAGE

18'4 X 15'11 (5.59m X 4.85m)

Detached from the property is a double garage with two up and over doors.

N.B


There is a right of way through a section of the garden.

To arrange a viewing please contact Butfield Breach Estate Agents 7 days a week on 01249 821110.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			104
(92 plus) A			
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Directions: For exact location please contact us on 01249 821110.

