



Westerham Walk, Calne
£275,000



A detached home that has a southerly facing garden, garage, two vehicle parking and is presented beautifully. The ground floor has a lounge, dining room, fitted kitchen, deep store and the bonus of a guest cloakroom. The first floor has two double bedrooms and a generous third single bedroom. These are complemented by a modern bathroom and the master has built in wardrobes. The garden has been landscaped with lawn, two patios for relaxing and well stocked flower beds with ornamental planting. The home is double glazed and gas centrally heated.



ENTRANCE HALL

Laminate floor and doors lead to the living room and the guest cloakroom. Stairs up to the first floor. Radiator

GUEST CLOAKROOM

5'3 x 2'10 (1.60m x 0.86m)

Water closet and wash hand basin. Radiator and tile finishes including a strip of stone tiles. A double glazed window which has privacy glass and feature coloured glass.

LOUNGE

14'6 x 12'9 (4.42m x 3.89m)

A laminate floor runs through from the hall and there is a double glazed window overlooking the front landscaped garden. The window has got feature lead light effect and coloured glass. There is space for sofas and other living room and lounge furnishing. In this little dog here we

can even under that type. Feature opening to the dining room and a door opens to the kitchen. Two radiators.

DINING ROOM

9'7 x 7'6 (2.92m x 2.29m)

Double glazed patio doors slide open and open onto the large rear patio. This extends the dining room accommodation in good weather. There is space for a dining table and other dining room display furniture. There is a radiator with a bespoke fitted cover and a display shelf above.

FITTED KITCHEN

9'7 x 8' (2.92m x 2.44m)

The kitchen has a tiled floor and tile finishes. There is a selection of fitted wall and floor cabinets which are wood and have work services. Inset is a four ring gas hob, a electric oven and a contemporary chimney hood. Space has been allowed for the fridge freezer. Space fort a washing machine. Inset is a one and a half enamel sink and drainer with mixer tap. A double glazed window gives a view out over the rear garden. A double glazed door opens to the side patio and there is a door to a deep walk-in store

WALK IN STORE

6'1 x 2'10 (1.85m x 0.86m)

An ideal complement for the kitchen.

FIRST FLOOR LANDING

Doors lead to the bedrooms and to the bathroom. Access to the loft and an airing cupboard. Window to the side. Balustrade.

MASTER BEDROOM

11'3 x 9'3 plus wardrobes (3.43m x 2.82m plus wardrobes)

Double glazed window gives a view out over the rear garden and recreation fields beyond. There is a radiator with which is hidden by a bespoke cover and display shelf. To one side the room are is a built-in triple wardrobe with three drawers built-in. The room can happily accommodate a super king-sized bed plus further bedroom furniture, such as bedside cabinets and chests of drawers.

BEDROOM TWO

11' x 9' plus recess (3.35m x 2.74m plus recess)

The room can happily accommodate a super king-sized bed plus further bedroom furniture. There is a recess which offers an natural situation for a wardrobe or other bedroom furniture. Radiator. A double glazed window looks out over the front and has a leaded light effect plus feature coloured glass.

BEDROOM THREE

8'3 x 6'8 (2.51m x 2.03m)

A double glazed window gives a view out over the rear garden and recreation fields beyond. The room is a generous single room with the opportunity to place a single bed in two different directions plus it can accommodate a various array of supporting bedroom furniture. Radiator

BATHROOM

9'3 x 6'3 (2.82m x 1.91m)

A suite that comprises a and panel enclosed bath with mixer taps and there is a separate shower over. Pedestal wash hand basin water closet there is full height tiling around the bath area with stone finish stone tile finishes and. Radiator. Extractor fan. There is a double glazed window with privacy glass and and has a leaded light effect. Radiator.

EXTERIOR

Arranged follows;

FRONT DRIVE & PARKING

A tarmac drive leads to the garage. To the side part of the garden has been gravelled to allow for extra parking.

FRONT GARDEN

The front garden has a shaped lawn and a path leads from the drive to the front door. There is a storm porch over the entrance.

ATTACHED GARAGE

17'1 x 8'7 (5.21m x 2.62m)

The garage has an up and over door to the front and a glazed door to the rear garden. Power and light. Eaves storage.

REAR GARDEN

Adjacent to the kitchen is a patio area which is ideal for outside breakfast. From the side patio area is a door to the garage and it also leads onto the remainder of the rear garden. Adjacent to the rear of the home is a very large patio area which can accommodate numerous chairs and further outside furnishing, such as table and parasol. The remainder of the garden has a sweeping curved lawn as a feature which is bounded by numerous flower beds with ornamental plants. Discreetly placed to one corner is a timber shed. The garden is a completely fence enclosed and has a pleasing south and westerly aspect.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Directions: From Calne centre proceed into the Oxford Road and turn right into Abberd Way. Carry on into Prince Charles Drive and turn right into Westerham Walk. The home can be found at the bottom of Westerham Walk.

