



Savernake Drive, Calne
£310,000



NO CHAIN & VACANT POSSESSION. This bungalow enjoys a garden with south and westerly aspects and the bonus of both a shower room and a wet room. The property has a large dual-aspect living space, a fitted kitchen, two double bedrooms, a spacious entrance lobby, and an inner hall. Off-road parking and a large single garage with high eaves is placed to the side of the home. Gas central heating and double glazing. The landscaped garden offers good privacy and there are views toward countryside and over roof tops. Country walks are close by and it is a gentle stroll into Calne Centre which offers an abundance of facilities.



RESIDENTIAL LOCATION

The home is placed in a pretty cul-de-sac moments from Calne centre and in a development of mainly bungalows. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Calne centre has supermarkets, bistros, restaurants and a good selection of independent shops. There are numerous medical centres and pharmacies also. Recent times has seen the opening of a Tesco Superstore on the edge of town and the area has numerous primary schools plus a secondary school. The Number 55 Bus is on the doorstep and offers a regular service connecting Chippenham and Swindon train stations. It takes in Derry Hill, Royal Wootton Bassett, Lyneham and the villages in between.

ACCESS & AREAS CLOSE BY

The home is literally on the doorstep of country walks and Calne is surrounded by some of the most beautiful countryside that Wiltshire has

to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. A brief outline of the accommodation is as follow

ENTRANCE LOBBY

5'10 x 4'7 (1.78m x 1.40m)

Access to the living room. Space for display furniture.

LIVING ROOM

24'9 x 15'6 (7.54m x 4.72m)

Three windows offer a dual-aspect view out over the front garden and side. Doors open to the inner hall and to the kitchen. There is the focal point of a stone fire surrounded with a stone slab hearth. The room can happily accommodate sofas, large dining tables, chairs, and extra items of living room furniture.

FITTED KITCHEN

10'3 x 7'10 (3.12m x 2.39m)

There is a selection of fitted wall and floor cabinets with work surfaces. Inset one and a half sink and drainer. Space has been allowed for a cooker, fridge freezer and a washing machine. Gas central heating boiler. Access to the rear garden. A window views out over the rear garden.

INNER HALL

Doors give access to the shower room and to the bedrooms.

SHOWER ROOM

8' x 5'6 (2.44m x 1.68m)

The suite offers a double walk-in shower cubicle with a sliding door and shower. There is a water closet and a wash hand basin. Window with privacy glass. Tile finishes.

BEDROOM TWO

11' x 9'6 (3.35m x 2.90m)

This room has a window that looks out over the enclosed side garden. There is room for a large double bed and further bedroom furniture.

MASTER BEDROOM

11'4 x 11'2 (3.45m x 3.40m)

This bedroom can also accommodate a large double bed and further bedroom furniture. A window looks out over the side garden and a door opens into the master wet room.

MASTER WET ROOM

11'4 x 6'1 (3.45m x 1.85m)

Tile floor and tile walls. There is a shower, water closet, and a pedestal wash basin. Window with privacy glass and glazed French doors open out onto the rear garden. Also a radiator.

DRIVE PARKING

The home has the ability to park two vehicles in front of the garage.

LARGE SINGLE GARAGE

A generous garage with high eaves. Power and light. Up and over-door vehicle access and a personal door to the garden.

REAR LANDSCAPED GARDEN

The garden has both south and westerly aspects. There is a shaped lawn, well-stocked flower beds, and patio areas for outside dining and relaxation. Gate access to the front and an opening to the side garden. Fence enclosed.

SIDE GARDEN

Placed at the side of the home is a garden area that offers a perfect retreat. South and westerly aspects. Wall and fence enclosed. Patio and shingled areas for relaxation plus plant display. Flower beds.



