



**Duncan Street, Calne**  
**£325,000**



**NO CHAIN!** A three-bedroom detached home placed within walking distance of multiple schools and local amenities. The home benefits from a generous plot having a large lawn to the front and rear garden. Internally on the ground floor, there is an entrance hall with storage, dual aspect dining kitchen, a rear lobby, a cloakroom, and a dual-aspect living room with gas fire and French doors that open out to the rear garden. On the first floor there is a balustrade landing, and three bedrooms, two of which are doubles, one with shower room. There is also a family bathroom. Externally, there is a generous-sized, fully enclosed rear garden, as well as a spacious garden to the front. The home also benefits from having a graveled driveway, as well as a single garage. Gas central heating and double glazing.



## ACCESS AND AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 runs westerly to Chippenham, Bath, and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. The area is serviced well for shopping, having the new Tesco superstore and there are multiple facilities, including further supermarkets, in Calne centre.

## THE HOME

Outlined in more detail as follows:

### ENTRANCE HALL

Upon entering the home, you come to an entrance hall, where stairs rise up to the first-floor accommodation and doors lead through to the living room and to the dining kitchen. Carpeted flooring. Double doors open to a storage cupboard.

### LIVING ROOM

**15'7" x 12'4" (4.75 x 3.76)**

With a window enjoying views out over the front of the home and French doors opening out to the rear garden, expanding the living space during the warmer months, is the living room. The room allows for multiple sofas and display furniture around a gas fire with surround. A door leads back to the entrance hall and to the rear lobby. Carpeted flooring.

### REAR LOBBY

Following on from the living room, you come to the rear lobby, where a glazed door leads out to the rear garden and two further doors open to a cloakroom and to the dining kitchen.

### CLOAKROOM

**5'5" x 4'2" (1.65 x 1.27)**

Complimenting the ground floor accommodation is a

cloakroom, consisting of a wall hung wash basin and a water closet. Tiled finishings.

### DINING KITCHEN

**19'3" x 8'3" (5.87 x 2.51)**

With a window looking out over the front and rear garden of the home, is the dining kitchen. The room has been arranged allowing two natural areas. The kitchen has been fitted with a range of wall and base units with a peninsular unit creating a natural divide. Integrated into the kitchen are an electric oven, gas hob, and an extractor hood. Space and plumbing allow for a washing machine and under-counter fridge. Inset to the work surfaces is a sink with a drainer. Tiled finishes. To the other end of the room, space allows for a dining room table and chairs.

### FIRST FLOOR LANDING

A spacious balustrade landing, with a window opening out over the rear garden of the home. Doors lead to all three of the bedrooms and the family bathroom.

### PRINCIPLE BEDROOM

**15'1" x 8'8" (4.60 x 2.64)**

With a window opening out over the front of the home is the principal bedroom. Space allows for a double bed, bedside tables, and further bedroom furniture. A door opens to the shower room. Carpeted flooring.

### SHOWER ROOM

**6'10" x 2'10" (2.08 x 0.86)**

Complementing the principal bedroom is a shower room, consisting of a shower and a wall-hung wash basin. A window with privacy glass opens out over the side of the home

### BEDROOM TWO

**10'7" x 8'7" (3.23 x 2.62)**

Also with a window opening out over the front of the home, is bedroom two. Space allows for a double bed, bedside tables and further bedroom furniture. A door opens to an airing cupboard. Carpeted flooring.

### BEDROOM THREE

**7'6" x 7'1" (2.29 x 2.16)**

Space allows for a single bed and further bedroom furniture. This room would also make a great home office. A window opens out over the rear garden of the home.

### FAMILY BATHROOM

**6'9" x 5'7" (2.06 x 1.70)**

Having a window with privacy glass opening out over the rear garden of the home is the family bathroom. The suite consists of a panel-enclosed bath, a pedestal wash basin, and a water closet. Tiled finishings.

### EXTERNAL

Outlined in more detail as follows:

### REAR GARDEN

Adjacent from the rear lobby or from the living room, is a fully enclosed rear garden. The garden is of a fantastic size and is laid mainly to lawn with a few ornamental trees. A pedestrian door leads through to the garage and a gate allows access to the front of the home.

### FRONT GARDEN

To the front of the home, is a welcoming front garden, laid to lawn with a hedging.

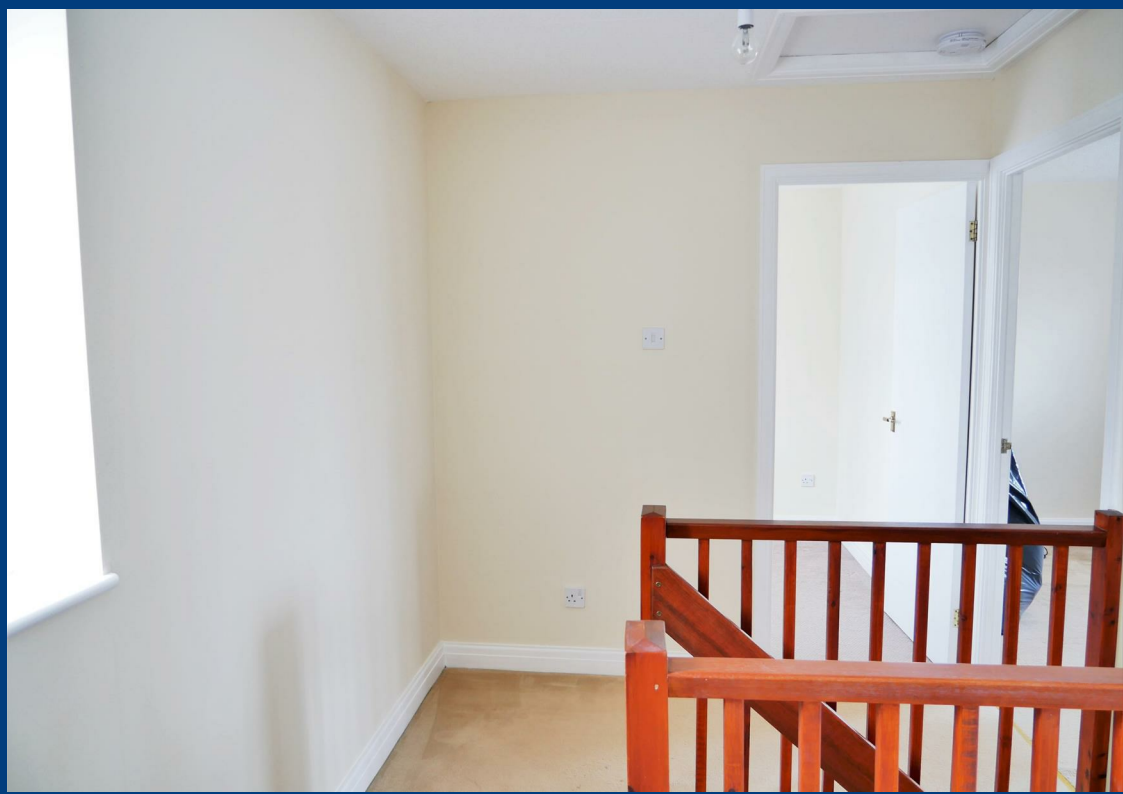
### PARKING

To the front of the garage is a graveled driveway.

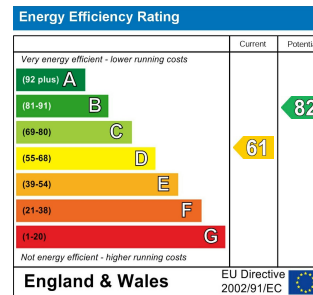
### GARAGE

**16'8" x 8'1" (5.08 x 2.46)**

Accessed via an up and over door from the front of the home or a pedestrian door from the garden. Fitted with power and light.







Directions: For exact locaiton and details on how to view please contact Butfield Breach on 01249 821110

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