



**Sarum Way, Calne**  
**£375,000**



**NO CHAIN!** Situated in the popular Curzon Park development, within close proximity of the town center and open countryside walks, is this three-bedroom detached bungalow, located in a peaceful tucked away position. The home is placed on an excellent sized plot, offering ample parking as well as having a private and generous sized rear garden. Internally, there is an entrance porch, a triple aspect living dining room, and a modern kitchen. From the inner hall, there are three bedrooms, two of which are doubles, and one has a cloakroom. There is also a shower room. Externally, there is a block paved driveway allowing parking for three, a garage, and a garden laid to lawn and patio. Gas central heating and double glazing.



## ACCESS & AREAS CLOSE BY

The home is 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.

## LOCATION

The home is placed 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 centers and pharmacies also. Recent times have seen the opening of a Tesco Superstore on the edge of town and the area has numerous primary schools plus a secondary school. A brief outline of the accommodation is as follows:

## THE HOME

Outlined in more detail as follows:

## ENTRANCE PORCH

Upon entering the home via a decorative glazed door, is an entrance porch. Space allows for hanging outdoor attire. A glass paneled door leads through to the living-dining room. Tiled flooring.

## LIVING DINING ROOM

**20'6 x 10'8 max (6.25m x 3.25m max)**

Following on from the entrance porch you come to a triple aspect living dining room. Full of natural light, the room has been arranged to allow for multiple sofas around an electric fire and stone surround, as well as a dining room table and further display furniture. Windows look out over the front and side of the home, as well as French doors opening out to the side garden. Carpeted flooring and wall lighting. Doors lead through to the inner hall and to the kitchen.

## KITCHEN

**10'8 x 9'9 (3.25m x 2.97m)**

The kitchen has been fitted with a range of wall and base cabinets, with under-counter lighting. Beneath a window

overlooking the side garden and inset to the work surfaces is a ceramic sink and half with a drainer. Integrated into the kitchen is a fridge, freezer, washing machine, and dishwasher. There is also an electric hob and an electric mid-height oven with a grill. Tiled finishings. A glazed door opens out to the rear garden.

## INNER HALL

Following on from the living room, you come to an inner hall, where doors open to all three of the bedrooms as well as the shower room. A further doors open to an airing cupboard. Here is where the loft hatch is located.

## PRINCIPLE BEDROOM

**15'6 x 9'2 (4.72m x 2.79m)**

Full of natural light by having a window looking out over the side and the rear garden of the home, is the principal bedroom. Space allows for a double bed, bedside tables, and further bedroom furniture. A door opens to a cloakroom. Carpeted flooring.

## CLOAKROOM

**5' x 4'3 (1.52m x 1.30m)**

Complementing the principal bedroom is a cloakroom, which consists of a concealed system water closet and a wash basin inset to a vanity unit with storage. A window with privacy glass opens out over the rear garden of the home. Tiled finishings

## BEDROOM TWO

**13'5 x 10'8 (4.09m x 3.25m)**

With a window looking out over the side of the home is bedroom two. This room allows for a double bed, bedside tables and further bedroom furniture. Carpeted flooring.

## BEDROOM THREE

**7'9 x 7'1 (2.36m x 2.16m)**

Also with a window looking out over the side of the home is bedroom three. This room can accommodate a single bed and further bedroom flooring. This room would also make an ideal home office or formal dining room. Laminate tiled flooring.

## SHOWER ROOM

**8'4 x 5'9 (2.54m x 1.75m)**

Complimenting the bedrooms is the bathroom, which

consists of a spacious shower and a concealed system water closet with an inset wash basin and storage. Two windows with privacy glass open out over the side of the home. Tiled finishings and chrome heated towel rail.

## EXTERNAL

Outlined in more detail as follows:

## SIDE GARDEN

Adjacent from the French doors in the living-dining room is the side section of the garden. This section has been designed for ease of maintenance, laid to patio, ideal for lounge furniture and pot planting. There is mature planting and shrubs to the border. A gate leads through to the rest of the side garden adjacent to the kitchen.

## REAR GARDEN

Following on from the side garden you come to the private rear garden. The first section of the garden is block paved, which takes you to a side gate where the driveway and garage is located. Steps rise up to where there is a generous-sized patio area for lounging or dining furniture. The rest of the garden is laid to lawn, with mature hedging, plants, and shrubs to the borders. There is also a storage shed.

## GARAGE

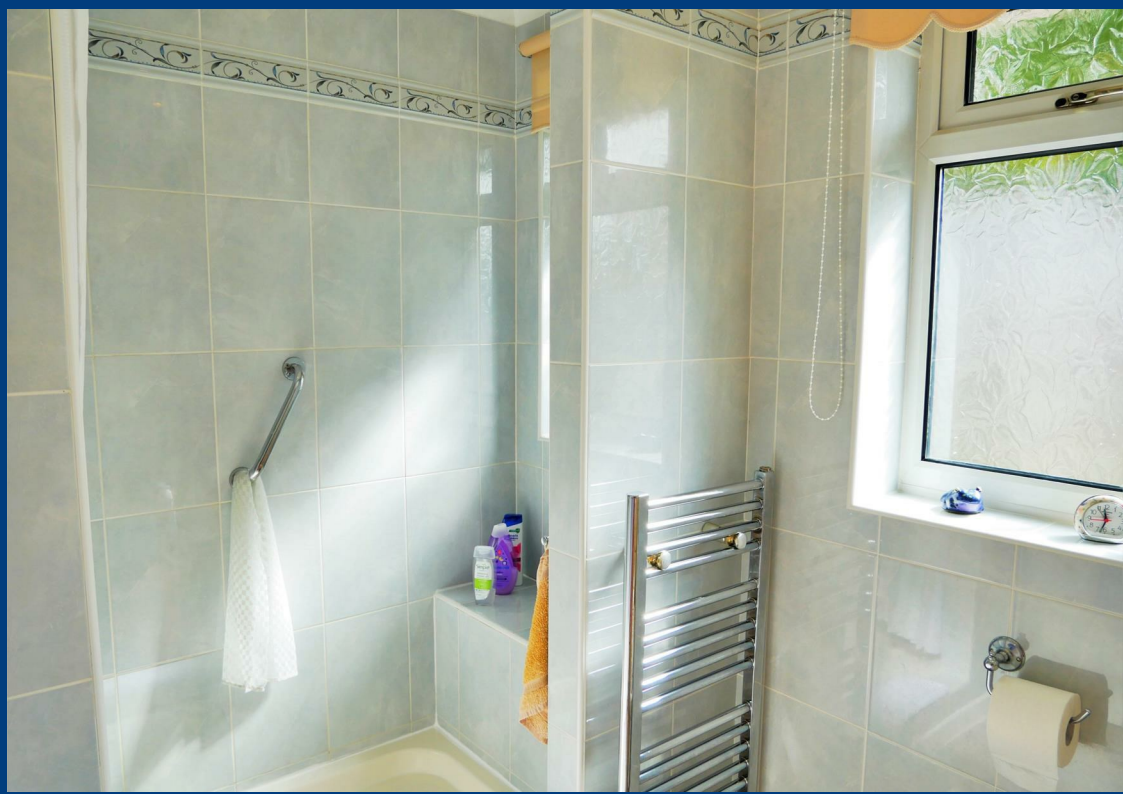
Accessed via a barn-style electric door, fitted with power and light.

## PARKING

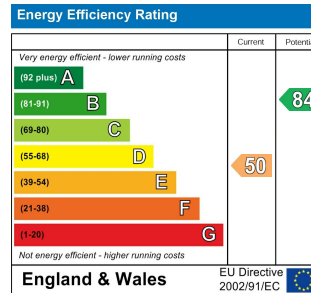
To the side of the home is a block paved driveway allow parking for three.

## BLOCK PAVED FRONT GARDEN

The front garden has been landscaped for ease of maintenance in mind, laid to block paving, ideal for extra parking, pot planting or a further area for lounging or dining furniture. Trees, shrubs, and flowering plants to the borders.







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

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