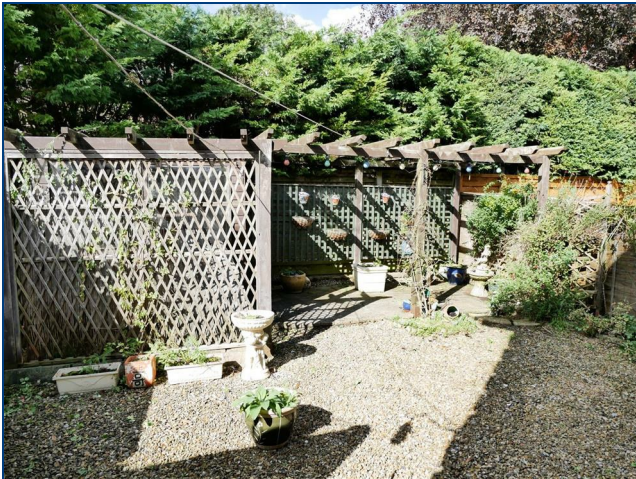




Curzon Close, Calne
Asking Price £245,000



Vacant Possession! Placed in a cul de sac is this three bedroom semi-detached home with the advantages of being within walking distance of country walks and the facilities of the town centre. There is a garage, enclosed westerly garden and the bonus of a deep front garden. The home has double glazing, gas central heating and a double walk in shower to complement the bedrooms. The ground floor features a dual aspect living space with natural lounging and dining areas. There is a lobby, hall and kitchen. The first floor has three bedrooms, shower room and a separate water closet. The home would benefit from some updating and has been priced accordingly.



ACCESS & AREAS CLOSE BY

From the home there are routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. East along the A4 takes you to Historic Avebury, Cherhill White Horse and Marlborough. South are the market towns of Devizes and Melksham.

The number 55 bus is on the doorstep and links the train stations of Chippenham and Swindon- taking in all the villages and towns in between.

LOCATION

This three bedroom home is placed within a gentle walk of the facilities of Calne centre and lovely country walks. Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. A brief description of the home is as follows:



ENTRANCE LOBBY

Double coat cupboard and access to the entrance hall.

ENTRANCE HALL

10'3 x 6' (3.12m x 1.83m)

Doors open to the living room and to the kitchen. Stairs rise to the first floor.

LIVING ROOM

23'4 x 12'6 narrowing to 9'6 (7.11m x 3.81m narrowing to 2.90m)

A dual aspect room with a window looking out over the front garden and a further window looking out over the rear garden. The room is organised to offer natural dining and lounging areas. There is space for a number of sofas, dining table, chairs and further items of furniture to complement. There is a serving hatch to the kitchen.

KITCHEN

9'3 x 9'1 (2.82m x 2.77m)

There is a selection of fitted wall and floor cabinets with work surfaces. Stainless steel sink and drainer. There is room for a cooker, washing machine and a fridge. A glazed door opens to the garden and a window looks out over the garden also.

FIRST FLOOR LANDING

Doors open to the bedrooms, bathroom and to the first floor cloakroom. A window offers far reaching views.

BEDROOM ONE

14' x 11'9 (4.27m x 3.58m)

A window looks out over the front garden. There is a full height triple built in wardrobe with sliding doors and the central door being mirrored. Five drawer chest and fitted shelves. There is room for a large double bed and extra bedroom furniture.

BEDROOM TWO

10'6 x 9'1 plus wardrobe (3.20m x 2.77m plus wardrobe)

A window views out over the rear garden. There is room for a double bed and further bedroom furniture. Recessed double wardrobe.

BEDROOM THREE

8'9 x 8' (2.67m x 2.44m)

Wardrobe to one corner. A window views out over the front garden. A generous single room and it would also make a perfect study/office.

SHOWER ROOM

5'9 x 5' (1.75m x 1.52m)

Walk-in shower with screen and fitted mirror. Pedestal wash basin. Window with privacy glass. Full height tiling.

WATER CLOSET

5'9 x 2'11 (1.75m x 0.89m)

Water closet. Window with privacy glass. Tiling.

DEEP FRONT GARDEN

The home enjoys a deep front garden. Organised with ease of maintenance in mind. The garden is gravelled and there is a side access to the rear garden. Flower beds.

REAR ENCLOSED GARDEN

Again this garden is organised for ease of maintenance, relaxing and entertaining. The garden has a gravelled area and there is the feature of a pergola covered patio. Storage shed.

GARAGE

Close to the home is a garage that is placed in a block of three.

