

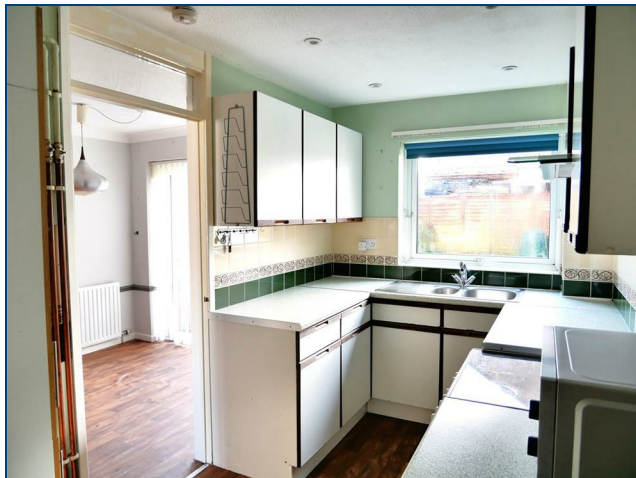


**Heron Close, Calne**  
**Offers In Excess Of £270,000**





**NO CHAIN! VACANT POSSESSION!** Situated within walking distance of schools, amenities, and the town centre, is this extended, four-bedroom semi-detached home with ground floor bedroom. Internally on the ground floor, there is an entrance porch, entrance hall, living room with a feature fireplace, dining room, and a kitchen. The ground floor also benefits from having a single bedroom with a spacious shower room. On the first floor, there are three bedrooms, two are which are doubles, and one of them having fitted wardrobes. There is also a bathroom. Externally the home has a driveway, an enclosed rear garden, and a large workshop which was previously the garage. Double glazing and gas Central heating.





## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the bypass offers routes 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 within walking distance are the multiple facilities of Calne centre.

## LOCATION

The home is placed in a cul de sac and is a gentle walk away from the centre. An outline of the home in more detail is as follows.

## THE HOME

Outlined in more detail as follows:

### ENTRANCE PORCH

Upon entering the home via a decorative glazed door, you come to the entrance porch, which is tiled. Glass double doors open to the entrance hall.

### ENTRANCE HALL

Following on from the entrance porch, you come to the entrance hall, where stairs rise up to the first-floor accommodation and doors open through to the ground floor bedroom and the living room. Carpeted flooring.

### LIVING ROOM

**15'8" x 11'9" (4.78 x 3.58)**

With a large window looking out over the front of the home, filling the room with natural light, is this generous-sized living room. Space allows for multiple sofas and display furniture around an exposed brick feature fireplace. A door leads through to the dining room. Carpeted flooring.

### DINING ROOM

**8'10" x 8'0" (2.69 x 2.44)**

From the living room, you enter the dining room, which enjoys having patio doors that open out to the rear garden, expanding the living space during the warmer months.

Space allows for a moderate-sized dining room table, chairs, and display furniture. An opening leads through to the kitchen. Vinyl flooring.

### KITCHEN

**11'2" x 6'8" (3.40 x 2.03)**

A fitted kitchen with matching wall and floor cabinets, space allows for a freestanding cooker, dishwasher and fridge freezer. Beneath a window looking out over the rear garden, is a sink and half with drainer. A pantry runs beneath the stairs. Tiled finishings and vinyl flooring.

### BEDROOM FOUR

**15'6" x 6'6" (4.72m x 1.98m)**

Following on from the entrance hall, you come to a ground floor bedroom. This room could be used to suit a prospective buyer's needs, such as a single bedroom, playroom, home office or hobby room. A window opens out over the front of the home and a door leads through to the shower room. Laminate flooring.

### SHOWER ROOM WITH UTILITY

Complementing the ground floor accommodation is this recently fitted shower room, consisting of a large shower cubical with easy clean shower panels, a water closet, and a wash basin inset to a vanity unit. Laminate flooring. A Concertina door opens to where the boiler is housed and plumbing for a washing machine. A glazed door opens out to the rear garden.

### FIRST FLOOR LANDING

A balustrade landing where doors open to all three of the bedrooms as well as the family bathroom. A window opens out over the side of the home. Here is where the loft hatch is located.

### PRINCIPAL BEDROOM

**11'9" x 9'0" (3.58 x 2.74)**

The principal bedroom is of a generous size and can accommodate a king-size bed and further bedroom furniture. The room benefits from having ample built-in storage, including overhead storage and wardrobes. A window looks out over the front of the home. Carpeted flooring.

### BEDROOM TWO

**10'5" x 8'10" (3.18 x 2.69)**

With a window enjoying views out over the rear garden is bedroom two. Space allows for a double bed, bedside tables, and further bedroom furniture. Carpeted flooring.

### BEDROOM THREE

**6'3" x 5'10" (1.91 x 1.78)**

A single bedroom which would be ideal as a cot room or a study space. A door opens to storage above the stairs. A window looks out over the front of the home. Carpeted flooring.

### SHOWER ROOM

**7'7" x 6'1" (2.31 x 1.85)**

A modern white suite, consisting of a corner shower cubical, water closet and a pedestal wash basin. A window with privacy glass opens out over the rear garden of the home. Vinyl flooring and chrome heated towel rail.

## EXTERNAL

### REAR GARDEN

Adjacent from the dining room or from the ground floor shower room, is the rear garden. There is a generous area of hard standing, ideal for lounging and dining furniture during the warmer months. The rest of the garden is laid to lawn with flower beds to the border. Tucked being the workshop is a storage shed. Side-hinged doors open to the workshop. The garden enjoys being fully enclosed and private.

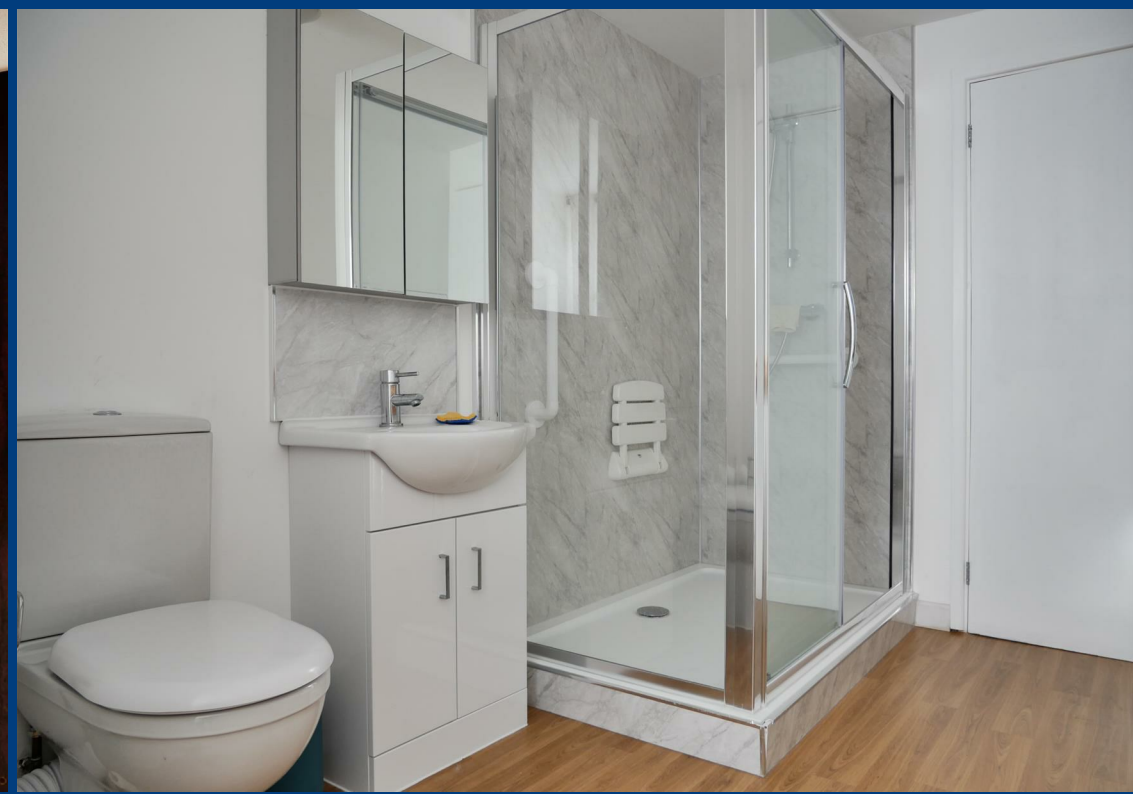
### WORKSHOP STORE (FORMER GARAGE)

Accessed via side hinged doors is a former garage, which has power and light making this a fantastic space for a workshop or for storage. A window looks out over the rear garden.

### PARKING

To the front of the property is a large block paved driveway which could accommodate up to four vehicles.

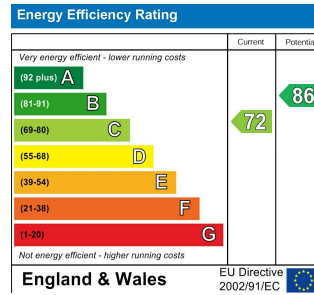












Directions: For exact locaiton and details on how to view please contact Butfield Breach on 01249 821110

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