



Anchor Road, Calne
Offers In Excess Of £325,000



COMPLETELY REFURBISHED THROUGHOUT TO A HIGH STANDARD! Situated within walking distance of the Heritage Quarter, local amenities and open countryside, is this immaculate three double bedroom home. The property has been freshly renovated from top to bottom, offering quality fittings and spacious accommodation throughout. Internally on the first floor, there is an entrance landing, where stairs lead down to the ground floor where the living accommodation is located. The entrance landing leads to all three of the double bedrooms and the luxury family bathroom. On the ground floor, is an impressive open plan living space, which has been arranged allowing three natural areas for cooking, dining and lounging, while enjoying views out over a large rear garden. There is also a study hallway and a utility room with water closet. Parking for two. Double glazing and gas central heating.



ACCESS & ARAES CLOSE BY

The home is placed just to the south of the centre of Calne and close to the Heritage Quarter. Close by is the Merchants Green, Norman Church and the River Marden. It is a gentle stroll to the multiple facilities of the town. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

LOCATION

The home is very well located being adjacent to the River Marden in the centre of Calne. A gentle walk takes you to the Heritage Quarter that features the Merchant Green, Norman Church, quaint shops and the Recreation Fields.. Close by is 'The Doctor's Pond' which with Bowood was involved in the discovery of oxygen. The centre of Calne is also a gentle walk away with multiple facilities.

THE HOME

Outlined in more detail as follows:

ENTRANCE LANDING

Upon entering the home via a decorative glazed composite door, is the entrance landing. Balustrade stairs lead down to the ground floor, and doors open to all three of the bedrooms and the family bathroom. Space allows for display furniture. A window looks out over the side of the home. Spot lighting.

PRINCIPAL BEDROOM

12'9 x 11'5 (3.89m x 3.48m)

With a bay window looking out over the front of the home, is the principal bedroom. Space allows for a double bed, bedside tables and a range of further bedroom furniture. Carpeted flooring.

BEDROOM TWO

9'9 x 9'8 (2.97m x 2.95m)

With a window enjoying views out over the rear

garden is bedroom two. This room allows for a double bed, bedside tables and further bedroom furniture. Carpeted flooring.

BEDROOM THREE

12'9 x 7'3 (3.89m x 2.21m)

With a window opening out over the side of the home, is bedroom three. This room can accommodate a double bed and further bedroom furniture. Carpeted flooring.

FAMILY BATHROOM

Complementing the sleeping accommodation is a white suite family bathroom. The bathroom consists of a P-shaped panel enclosed bath with shower over and shower screen, pedestal wash basin and a water closet. Space allows for storage furniture. A window with privacy glass opens out over the rear garden of the home. Shower panelling and vinyl flooring.

STUDY HALLWAY

With windows looking out over the side of the home, filling the space with natural light, is the study hallway. Space allows for a desk or storage furniture beneath the stairs. Doors open to the open plan living accommodation and the utility room.

UTILITY ROOM

6' x 5'5 (1.83m x 1.65m)

Complementing the home is the utility room, which has been fitted with a base unit and rolled edge work surface. Inset to the worksurface is a stainless steel sink. Space and plumbing allow for a washing machine and tumble dryer. There is also a water closet and here is where the boiler is housed. A window opens out over the rear garden of the home.

OPEN PLAN LIVING DINING KITCHEN

27'1 x 12'6 (8.26m x 3.81m)

On the ground floor is an impressively sized, open plan living dining kitchen. The room has been arranged allowing three natural areas, ideal for those

who like to dine and entertain or modern day living. Spot lighting and Karndean flooring. Outlined in more detail as follows:

DINING KITCHEN

The kitchen has been fitted with a range of wall and base cabinets with under counter lighting. Inset to rolled edge work surfaces is a sink with drainer. Integrated to the kitchen is an electric oven, electric hob, extractor hood and mirrored splash back. A peninsular unit creates a natural divide between the kitchen and the dining area, which also allows under counter space for a fridge, freezer and bar stools. The dining section of the rooms allows for a generous size dining room table and chairs. Windows look out either side of the home.

LIVING AREA

This section of the room allows for a multiple sofas and display furniture. Fully glazed door and window open out over the rear garden.

EXTERNAL

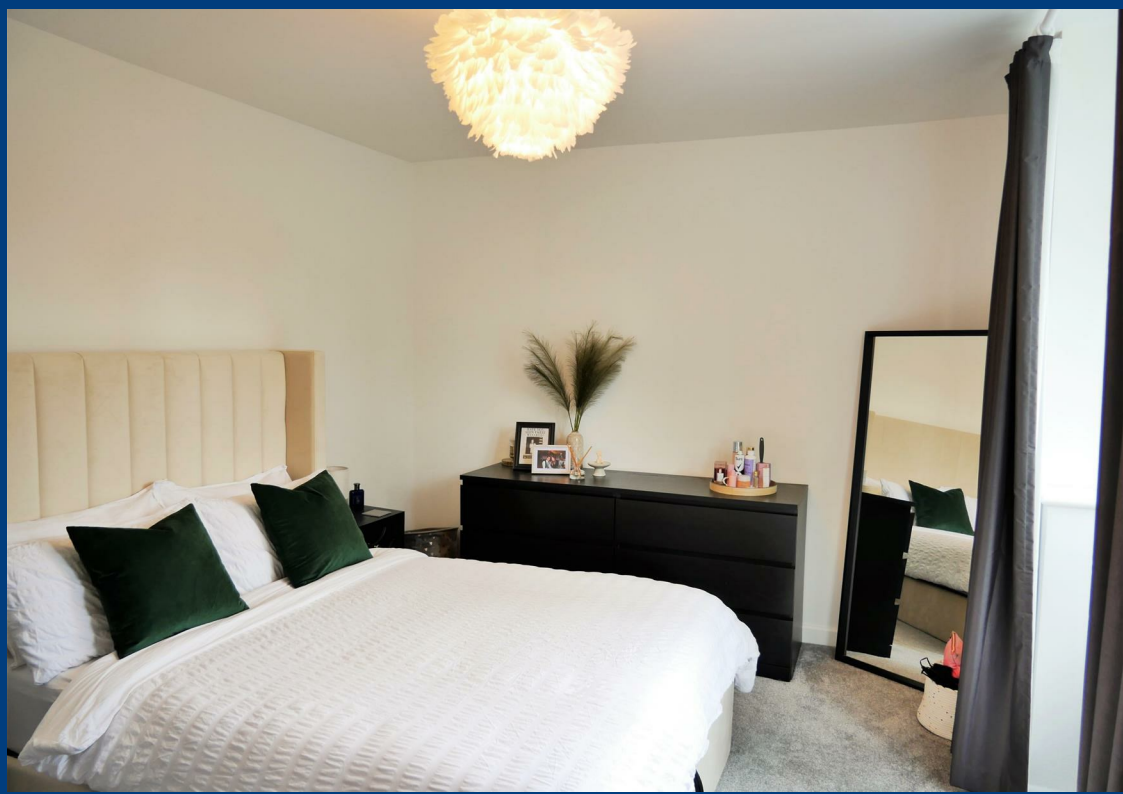
Outlined in more detail:

REAR GARDEN

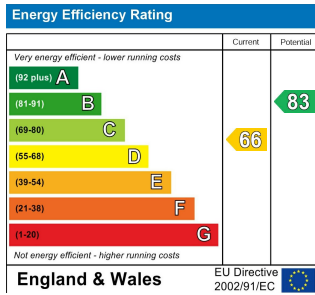
Adjacent from the living space, you come to a fully enclosed, southerly exposed rear garden. The first section of the garden is laid to gravel, allowing areas for lounging and dining furniture. The rest of the garden is laid to lawn and enjoys views over the river Marden. A gate allows access to the front parking.

PARKING

To the front of the home is a driveway, allowing parking for two. A gate allows access to the rear garden.







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

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