



Campion Close, Calne
Asking Price £265,000



VACANT POSSESSION & NO ONWARD CHAIN! A semi detached home that has the bonus of an integral garage, drive parking and three generous bedrooms. The property is positioned in a cul-de-sac and has a large living room, fitted kitchen, porch, hall and a conservatory on the ground floor. The rear garden has been landscaped to offer a large patio, lawn and raised flower beds. The bedrooms are complemented by a modern bathroom and the home has both gas central heating and double glazing.



ACCESS & 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.

LOCATION

The home is placed in a cul-de-sac on a residential estate. Within a short walking distance are two primary schools and local shopping facilities plus handy take-aways. Calne centre is within walking distance as are

the bus stops for the No 55 Bus. The bus service operates around every 20 minutes during peak times and connects the train stations of Chippenham and Swindon plus all the villages in between. An outline of the home in a little more detail is as follows;

ENTRANCE PORCH

Door to the entrance hall. Window to the front.

ENTRANCE HALL

Doors open to the kitchen and to the living room.

FITTED KITCHEN

9' x 7'6 (2.74m x 2.29m)

There is a range of fitted wall and floor cabinets with work surfaces. Inset electric oven and a gas hob with hood over. Inset one and a half sink with drainer. There is room for a washing machine, dish washer and a fridge freezer. Tile finishes. A window looks out over the front.

LIVING ROOM

16'1 x 12'7 (4.90m x 3.84m)

A generous room that has space for a number of sofas, dining room set and extra items of furniture. Stairs rise to the first floor. French doors open to the conservatory.

CONSERVATORY

9'7 x 9'7 (2.92m x 2.92m)

There are windows to three sides. Tile floor. French doors open to the garden. There is room again for a number of sofas.

FIRST FLOOR LANDING

Doors open to the bedrooms and the bathroom.

BEDROOM ONE

16'3 x 8'3 (4.95m x 2.51m)

A window looks out over the front. There is room for a large double bed and extra bedroom furniture.

BEDROOM TWO

11'3 x 9'3 plus recess (3.43m x 2.82m plus recess)

A window looks out over the rear garden. There is room for a large double bed and extra furniture to complement.

BEDROOM THREE

12' x 6'4 (3.66m x 1.93m)

A window looks out over the front. A generous single room and it would also make an ideal study/office.

BATHROOM

9' x 6' (2.74m x 1.83m)

The suite offers a panel enclosed bath with mixer taps and shower attachment, water closet and a wash basin set into a vanity cabinet. Window with privacy glass and a chrome towel rail radiator.

FRONT GARDEN

This garden offers a flat lawn and a path from the drive to the front entrance porch. It could offer further parking opportunities.

DRIVE PARKING

To the front of the home is a drive that can accommodate a large vehicle. The drive leads to the integral garage.

INTEGRAL GARAGE

17' x 8'6 (5.18m x 2.59m)

Vehicle access is via an up and over door from the drive. A glazed door gives access to the rear garden.

REAR LANDSCAPED GARDEN

Adjacent to the home is a generous patio area for outside dining and entertaining. From the patio you step through a pergola to a flat lawn area. The garden is fence enclosed and there are raised flower beds to three sides.



