



Water Mint Way, Calne
£225,000



Vacant Possession and No Chain! Placed in a secluded cul-de-sac, this semi-detached home has the benefit of a 38-foot-long drive to the side of the property, allowing tandem parking for 2-3 cars. The ground floor accommodation offers a fitted kitchen, the bonus of a guest cloakroom, and a living room that accesses the garden through patio doors. The first floor gives you two good sized bedrooms and a bathroom. There is gas central heating from a brand new combi-boiler and there is triple glazing throughout.

Close by is Chilvester Park and the benefit of country walks. It is a gentle walk to the facilities of Calne centre also.



LOCATION

The home is placed on a pretty residential estate that is proving to be an extremely desirable location to live. There is a mixture of homes of different styles. There is a green open space nearby. The centre of Calne is a gentle walk away with multiple facilities. The town is of Historic significance and has a Heritage Quarter with Norman Church, Merchant Green and the River Marden. Calne is the home of Wiltshire Ham and the Discovery of Oxygen.

ACCESS AND AREAS CLOSE BY

The A4 gives routes east to Marlborough, Cherhill White Horse and Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound also. To the west is Chippenham, Bath and the M4 westbound.

There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon, which both have rail stations

ENTRANCE HALL

6'02 x 3'05 (1.88m x 1.04m)

A decorative glazed front door with mat well leads into the carpeted entrance hall. From here, there is access to the kitchen, cloakroom and living room and stairs rise to the first floor. The gas heating thermostat is located here.

GUEST CLOAKROOM

6'03 x 3 (1.91m x 0.91m)

Triple glazed window with privacy glass. Water closet and hand wash basin. Carpeted.

FITTED KITCHEN

8'08 x 6'03 (2.64m x 1.91m)

There are a selection of fitted wall and floor cabinets with work surfaces over. Inset stainless steel sink and drainer, positioned under a triple glazed window that faces the front garden. Built in electric kickboard heater. Integrated to the kitchen is an electric oven and gas hob with extractor

cooker hood. Included in the sale are a washing machine and fridge freezer, both of which are relatively new. Tiling to walls. Newly fitted laminate flooring.

LOUNGE/DINING ROOM

14'11 x 13'04 plus door recess (4.55m x 4.06m plus door recess)

A good size room, the living/dining room offers space for sofas, dining table, chairs and further furniture. There is a cupboard for storage. A triple glazed window looks out to the garden and triple glazed double doors open to the paved patio. Carpeted.

FIRST FLOOR LANDING

Doors provide access to the bedrooms and bathroom. The loft hatch is located here. An airing cupboard houses a newly fitted combi boiler. Carpeted.

BEDROOM ONE

13'05 x 9'03 (4.09m x 2.82m)

A triple glazed window looks out to the front of the property. This room benefits from a double built in wardrobe. There is room for a double bed and other bedroom furniture. Television socket. Carpeted.

BEDROOM TWO

9'08 x 6'07 (2.95m x 2.01m)

This is a generous single room but could accommodate a small double bed if required. Ideal as an office/study. A triple glazed window offers views over the rear garden. Carpeted.

BATHROOM

6'05 x 6'03 (1.96m x 1.91m)

The bathroom suite offers a water closet, pedestal wash basin and panel-enclosed bath with electric shower over. Tiled walls and vinyl flooring. Vanity light and extractor fan. Triple glazed window to rear with obscure glass.

EXTERIOR

Outlined in more detail as follows

DRIVEWAY

A wonderful feature of the home, providing excellent tandem car parking space for 2-3 or a caravan/motorhome.

FRONT GARDEN

There are established shrubs and planting on either side of a path that leads to the front door. An outside tap and the gas meter are situated under the kitchen window.

ENCLOSED REAR GARDEN

The rear garden allows areas perfect for dining and relaxation. There is a paved patio and an area of shingle followed by a lawned section. Some planting to the borders. A side gate leads to the driveway. Composite garden shed.

COUNCIL TAX BAND

Council Tax Band B.



