



**North Street, Calne**  
**£459,950**



A double fronted detached home that has the advantage of being centrally located and with the bonus of multiple parking plus a large garage. There are five double bedrooms arranged over the top two floors and complemented by a four piece bathroom. The ground floor offers a living room, conservatory, separate dining room, fitted kitchen, guest cloakroom, hall and a utility. The rear enclosed garden is organised with ease of maintenance, entertaining and relaxation in mind. There is gas central heating and double glazing. The home is very well positioned to be within easy walking distance of the multiple facilities of Calne centre.



## LOCATION

Placed in the heart of the town the home is on the doorstep of excellent town centre facilities. Being on the edge of the 'Heritage Quarter' means it is a gentle walk away from some of the Historical features of the town. These include the Norman Church, The River Marden, the 'Doctors Pond', quaint shops of Church Street and the Historic Merchants Green. Castlefields Park is within walking distance and beyond is countryside.

## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the west the by-pass 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. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. The No 55 bus route connects the train stations of both Chippenham and Swindon, plus all the villages in between.

## ENTRANCE HALL

Doors give access to the living room, dining room, guest cloakroom and fitted kitchen. Deep store cupboard. Stairs rise to the first floor.

## GUEST CLOAKROOM

**4'7 x 2'9 (1.40m x 0.84m)**

Water closet and a wash basin.

## LIVING ROOM

**17'3 x 11' (5.26m x 3.35m)**

A window looks out to the front and French door open into the conservatory. Stone fire surround with timber mantle. There is room for a number of sofas and further living room furniture.

## CONSERVATORY

**12'3 x 11'8 (3.73m x 3.56m)**

Vaulted ceiling and a tile floor. French doors open out onto the rear garden. There is room for sofas and further furnishing.

## DINING ROOM

**10' x 9'3 (3.05m x 2.82m)**

A dual aspect room with windows that look out to the front and side. There is space for a generous dining table and chairs plus extra furnishing.

## FITTED KITCHEN

**12'3 x 9'9 (3.73m x 2.97m)**

A window looks out over the rear garden. There is a selection of fitted wall and floor cabinets with granite and wood block work surfaces. The cabinets are organised to offer a dresser style to one corner with glass fronted display. The cabinets include pan drawers and there are tile finishes. Inset one and a half sink and drainer. Inset gas hob and electric double oven. Integrated dish washer and fridge freezer. Tile floor.

## UTILITY ROOM

**8'1 x 4'7 (2.46m x 1.40m)**

Window and a door opens to the side. Space for a washing machine and a dryer. Inset sink.

## FIRST FLOOR LANDING

Doors to the first floor bedrooms and bathroom

## BEDROOM ONE

**11'8 x 9'1 plus wardrobe (3.56m x 2.77m plus wardrobe)**

A window looks out to the front. Built in wardrobe with high level storage. Space for a double bed and extra furniture.

## BEDROOM TWO

**10'2 x 9'6 plus wardrobe (3.10m x 2.90m plus wardrobe)**

A window looks out to the front. Deep wardrobe and space for a double bed plus further furniture.

## BEDROOM THREE

**11' x 8' (3.35m x 2.44m)**

This double bed looks out to the rear. Another double bedroom or it would make an ideal office/study.

## FOUR PIECE BATHROOM

**8'9 x 7'8 (2.67m x 2.34m)**

The suite offers a shower cubicle. There is a panel

enclosed bath, vanity with inset basin and a water closet with concealed cistern. Tile finishes and a window with privacy glass. Chrome towel rail radiator.

## TOP FLOOR LANDING

Doors to the top floor bedrooms.

## BEDROOM FOUR

**11'3 x 10'9 (3.43m x 3.28m)**

Built in double wardrobe and space for a double bed. Window to the rear.

## BEDROOM FIVE

**11' x 10'2 plus recess (3.35m x 3.10m plus recess)**

Space for a double bed and a window views out over the rear. A deep recess allows for storage.

## FRONT DRIVE & GARDEN

The front boundary has stone walls with high hedging for privacy. Double gates open into a brick forecourt that allows for multiple parking and leads to the side drive. Raised flower beds and access to the side drive.

## SIDE DRIVE

The drive leads to the garage, side access door and to the rear garden. Stone wall boundary and flower beds.

## GARAGE

**19' x 12' (5.79m x 3.66m)**

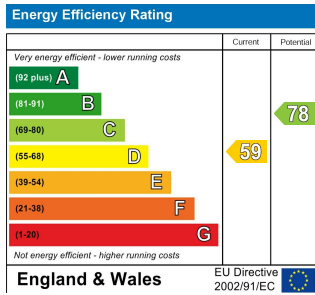
Entrance doors to the front and a door to the rear. The rear access opens into a greenhouse. Power and light.

## REAR ENCLOSED GARDEN

The garden has a high wall surround and is organised with ease of maintenance in mind. There is an extensive brick patio area which is ideal for outside dining and entertaining. There are well stocked raised flower beds.







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

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