



The Crescent, Calne
£375,000



Placed on the edge of Quemerford, is this three bedroom, semi-detached home with a large rear garden that backs onto countryside. The home enjoys rural views to both the front and rear. The current owners have renovated the home to a high standard. There is planning permission to extend to the side and rear, giving great potential to a future owner. The ground floor currently has an entrance hall, a living room with a wood burner, and a dining kitchen with a storage cupboard. The first floor has three generous bedrooms and a shower room. To the front of the home is a graveled driveway and a gate gives side access. Newly fitted gas boiler and radiators, electrics, and plumbing.



THE AREA

The home is placed in the Quemerford area of Calne close to some of the most beautiful countryside Wiltshire has to offer. From here as you travel east you pass Cherhill White Horse, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne that is steeped in history being known as the home of Wiltshire Ham and the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes famous for Caen Hill Locks and canal.

THE HOME

An outline of the home in a little more detail is as follows;

OPEN PORCH

From here there is access to the front door.

ENTRANCE HALL

10'9" x 6'6" including staircase (3.28 x 1.98 including staircase)

Doors open to the living room and to the kitchen dining room. A balustrade staircase rises to the first floor and there is a store cupboard under. Leaded light effect windows with rose and leaf artwork surround the entrance door. A statement column radiator.

LIVING ROOM

13'0" x 12'0" (3.96 x 3.66)

The living room views toward the front garden of the home, with the feature of stripped wood flooring and cozy wall lighting. The sofas can be arranged around the focal wood burner with an oak effect beam on the chimney breast.

KITCHEN DINING ROOM

18'1 x 12'05 (5.51m x 3.78m)

A fitted kitchen with a range of wall and base cabinets. Integrated into the kitchen under a window

with views over the rear garden is a stainless steel sink with a drainer.

Space allows for a freestanding cooker, washing machine, and dryer. There is also a walk-in store cupboard and a side access door with a glass panel. Finished with wood effect laminate flooring.

DINING SPACE

There is ample space for a large dining table, chairs, and extra storage furnishings. A modern full-height radiator.

FIRST FLOOR LANDING

Doors give access to all three bedrooms and a modern sliding door opens to the shower room. There is a loft hatch with a ladder and the recently fitted boiler is located in the loft. The loft is also fully boarded for excellent storage and insulated to current regulations.

BEDROOM ONE

12'11" x 10'05 (3.94m x 3.18m)

A window looks out to the rear garden and views of the countryside beyond. There is space for a king-size bed and extra bedroom furniture. Finished with carpet. There is an additional door into the shower room.

SHOWER ROOM

6'10 x 5'08 (2.08m x 1.73m)

The shower room features a white vanity sink and water closet with tile splash back and a corner shower cubicle. The room benefits from a mirror-fronted cabinet with motion sensor lighting, a full-height towel rail radiator and underfloor heating. A window with privacy glass. Doors from the landing and master bedroom.

BEDROOM TWO

12'6" x 10'0" (3.81 x 3.05)

A large double bedroom with space for a king-size bed and further bedroom furniture. A window views across the front of the home and offers far-reaching views of the countryside beyond.

BEDROOM THREE

7'10 x 7'10 (2.39m x 2.39m)

The final bedroom can accommodate a double bed if required or would make a generous single bedroom or office. A window looks out to the front and over the countryside beyond.

EXTERNALS

Outlined in further detail as follows:

EXTRA FRONT GARDEN

The home is placed off of a private crescent. Across from the home is a garden area that is laid to lawn.

FRONT GARDEN

The garden is mostly laid to gravel and concrete allowing parking for multiple vehicles. There is a strip of lawn and space allows for ornamental potted plants underneath the front living room window.

SIDE DRIVE

There is further space that runs down the side of the home and is over 11ft in width. Currently used for wood and bin storage and accessed via a gate from the front driveway.

REAR ENCLOSED GARDEN

The garden is fence-enclosed and is placed adjacent to fields/farmland. The garden is generous in size and is naturally divided into areas of relaxation and cultivation. At the rear of the garden, there are multiple raised beds and an area of fruit trees. There is also a shed for storage and a shingle and patio area for outdoor furniture.

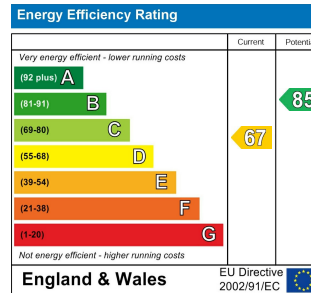
PLANNING PERMISSION

There is planning permission for the erection of a two-storey side extension, single storey rear extension and internal alterations comprising of an additional bedroom, bathroom, utility and living accommodation. The plumbing and electrics have been installed to facilitate this extension.

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000018bHVF/pl202205237>







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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.