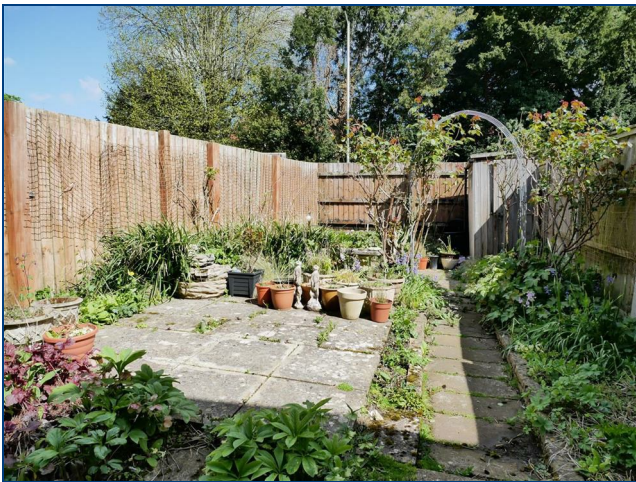




Curzon Close, Calne
£255,000



NO CHAIN! Positioned in a quiet cul-de-sac just a short walk to town and countryside. This three-bedroom semi-detached home offers good size living accommodation and a fully enclosed rear garden. To the first floor, there are three bedrooms, two good size doubles, and a shower room. The ground floor features a dual-aspect living space with natural lounging and dining areas. There is an entrance porch and a fitted kitchen. The home has double glazing throughout and gas central heating.



ACCESS & AREAS CLOSE BY

The home is on the doorstep of country walks and Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, 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.

LOCATION

The home is placed moments from Calne centre and in a development of mainly bungalows. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Calne centre has supermarkets, bistros, restaurants, and a good selection of independent shops. There are numerous medical centres and pharmacies also. Recent times have seen the opening of a Tesco

Superstore on the edge of town and the area has numerous primary schools plus a secondary school. A brief outline of the accommodation is as follows:

ENTRANCE PORCH

3'05 x 5'10 (1.04m x 1.78m)

Upon entering the home there is a porch which gives storage space ideal for outdoor wear.

LIVING & DINING ROOM

23 x 16'05 (max) (7.01m x 5.00m (max))

A light and airy room with windows looking out over the front garden and a further window looking out over the rear garden. The room is organised to offer natural dining and lounging areas. There is space for a number of sofas, dining table, chairs, and further items of furniture to complement.

KITCHEN

11'03 x 8 (3.43m x 2.44m)

A fitted kitchen, with a selection of wall and base cabinets. The kitchen benefits from integrated white goods, including an under-counter fridge and a freezer, gas hob, and oven. Beneath a window looking out over the rear garden is a ceramic sink with a drainer. Space and plumbing for a washing machine. Finished with wall and floor tiling. A glass panel door opens out to the rear garden.

FIRST FLOOR LANDING

Doors open to all three bedrooms, shower room, and an airing cupboard for storage is where the combination gas boiler is located.

SHOWER ROOM

7'6 x 5'5 (2.29m x 1.65m)

With a large double shower, a pedestal wash basin, and a water closet. Tiled finishings, laminate flooring, and a large window with privacy glass opening over the rear of the home.

BEDROOM ONE

11'05 x 9'07 (3.48m x 2.92m)

Space allows for a double bed and bedside tables, with the benefit of built-in mirror-fronted wardrobes. With a window looking to the front of the home. There is loft access with pull-down ladder.

BEDROOM TWO

10'01 x 9'07 (3.07m x 2.92m)

Bedroom two can accommodate a double bed with further bedroom furniture and has a mirror-fronted double built-in wardrobe. A window looks out over the rear garden of the home.

BEDROOM THREE

8'04 x 7'02 (2.54m x 2.18m)

A generous single bedroom with a window that looks out over the front of the home. Bedroom three would also make an ideal study. Built-in storage cupboard.

EXTERNALS

The home has a front and rear garden, outlined in further details as follows:

FRONT GARDEN

A welcoming frontage with an ornamental patio and flower bed borders, plenty of space for potted plants.

REAR GARDEN

The rear garden is fully enclosed and designed for easy maintenance if desired. There is planting of shrubs and perennials to the borders. A side gate gives access to the front of the home. There is space for a shed and patio areas for outside furniture.



