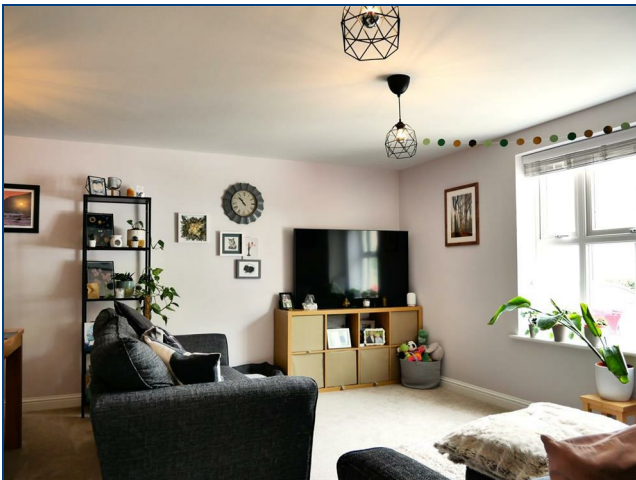




**Kingfisher Court, Calne**  
**£160,000**



An immaculate ground floor apartment in a tucked away location on the Lansdowne Park development. This lovely home offers spacious accommodation, with a wonderful open-plan living/dining room and a recently upgraded modern kitchen that opens to the living space. There are two good sized bedrooms, a newly fitted bathroom and the benefit of an allocated parking space within communal grounds. Placed in a quiet position, there is parkland right on the front doorstep. Electric heating and double glazing throughout.



## ACCESS AND AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north 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. 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.

## LOCATION

The home is placed on a residential development to the north of Calne centre. Within walking distance is a local primary school, medical centre, leisure centre and a Tesco Express supermarket.



The facilities of Calne centre and the new Tesco Superstore are also within easy reach and a flat walk away.

## COMMUNAL ENTRANCE HALL

A door entry system gives access to a carpeted communal entrance hall. Private entrance door to the ground floor apartment.

## GROUND FLOOR APARTMENT

Recently upgraded with new carpets and flooring, a new kitchen and bathroom and freshly decorated throughout, the ground floor apartment is arranged as follows:

### ENTRANCE HALL

Doors give access to the bedrooms, bathroom and to the living space. An airing cupboard houses the hot water cylinder and provides additional shelved storage above. There is a second

deep store cupboard from the hallway where the washing machine is plumbed and has further storage space above. The hallway is carpeted and there is an electric storage heater.

### OPEN-PLAN LIVING/DINING ROOM

**16'9 x 15'1 (5.11m x 4.60m)**

This lovely room is arranged to provide natural lounging, dining and kitchen areas. The area offers room for sofas, dining table, chairs and further living room furniture. A window looks out to the rear. Carpeted. Electric radiator.

### KITCHEN

**9'9 x 5'3 (2.97m x 1.60m)**

A newly fitted kitchen which is open plan to the living area but within it's own enclosed space. There are a selection of fitted wall and floor cabinets in contemporary navy blue and glossy white finishes. Wood-effect laminate work surface. Integrated is a double fan oven, electric hob and extractor hood. There is an inset white sink and drainer and space for a tall fridge freezer. Subway style wall tiles and tiling to the floor. Spot lighting.

### BEDROOM ONE

**10'3 x 10' (3.12m x 3.05m)**

The bedroom offers room for a double bed and further bedroom furniture. A window looks out to the rear of the home. Carpeted. Electric radiator.

### BEDROOM TWO

**8'2 x 7'6 (2.49m x 2.29m)**

A well proportioned room that could accommodate a double bed if required. A window looks out to the rear of the property. Carpeted. Electric radiator

### BATHROOM

The newly fitted white suite offers a pedestal wash basin and water closet set into a vanity unit. There is a panel enclosed bath with a shower over with a glass screen. Chrome towel rail radiator, extractor fan and tiled flooring.

### ALLOCATED PARKING

Placed to the rear of the property is a car parking area set within communal grounds where the apartment has an allocated parking space.

### COUNCIL TAX BAND

Council Tax band B.

