



Braemor Road, Calne
Offers In Excess Of £260,000



NO CHAIN! This semi-detached three-bedroom home offers an impressively large garden, workshop, and parking. The home also benefits from a living dining kitchen, great for those who like to entertain! The accommodation also comprises a living room, entrance hall, to the first floor three bedrooms, two good doubles and a modern shower room. The garden is of an impressive size with mature planting and trees there is a patio and deck for outside dining and flat lawns for recreation. There is a gated drive for several vehicles and a detached workshop. Electric heating and double glazing.



LOCATION

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. The south side of Calne has a further leisure center with a swimming pool. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

THE HOME

Outline in further detail as follows:

ENTRANCE HALL

Upon entering the home, you come to an entrance hall where stairs rise to the first-floor accommodation and a door leads through to the living room.

LIVING ROOM

14'4" x 13'9" (4.37m x 4.19m)

With a large window looking out over the front of the home, filling the room with natural light is the living room. Space allows for multiple sofas and display furniture around a feature fireplace. A decorative brick arch opens through to the living dining kitchen. Engineered wood flooring.

LIVING DINING KITCHEN

17'6" x 17'0" (5.33m x 5.18m)

A large entertaining space for the whole family, consisting of a modern fitted kitchen, a large breakfast bar to seat six, and space for a sofa or further dining set to suit the prospective needs. Double-glazed patio doors open onto the rear garden.

KITCHEN

Designed to offer ample storage and worktop space this gloss grey

finished kitchen is ideal for the chef. With an integrated double oven, electric hob, and an extractor hood over. Under a window that looks over the side of the home is a sink with a drainer, space also allows for a freestanding fridge freezer, washing machine, and tumbler dryer.

FIRST FLOOR LANDING

Doors open to all three of the bedrooms and shower room.

BEDROOM ONE

12' x 10'07 (3.66m x 3.23m)

Positioned at the front of the home space allows for a king-size bed and further bedroom furniture. A built-in cupboard houses the water tank and there is further hanging space.

BEDROOM TWO

10'10" x 10'08 (3.30m x 3.25m)

With a window overlooking the rear garden bedroom two accommodates a king size bed and further bedroom furniture.

BEDROOM THREE

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

A generous single room or an ideal office positioned at the front of the home.

SHOWER ROOM

7'05" x 5'6" (2.26m x 1.68m)

A modern white suite has a water closet and pedestal sink with a double shower and glass screen. Finished with tiling and spotlighting.

EXTERNALS

Outlined in further detail as follows:

LARGE REAR GARDEN

The home enjoys an impressive large rear garden. The majority of the garden is laid to lawn and has planting to the borders including mature trees and shrubs. There is a generous decking area adjacent to the house which is perfect for outside dining and entertaining. There is a further patio to one corner to offer an extra area to retreat under a pergola. The garden is perfect for relaxation, recreation and cultivation.

WORKSHOP

Front cover space measures 13'05 x 15'07 and indoor workshop 12'03 x 13'09 Multi-use structure, A partly open front space, ideal for use as a carport or outdoor gym. Double doors open to a workshop and at the rear there is an access door to an enclosed storage space for gardening equipment.

FRONT GARDEN

A gravel front drive with a fence to one side.

SIDE DRIVEWAY

A gated side drive offers plenty of parking for several vehicles.



