



Shelburne Way, Calne
£350,000



NO CHAIN & VACANT POSSESSION. A detached home placed close to the heart of Derry Hill village. The property is in need of updating but offers good accommodation in a very nice cul-de-sac location. The three bedrooms include two large doubles and are complemented by a family bathroom. The ground floor has a dual aspect living space, conservatory, formal hall and the bonus of a guest cloakroom. There is an attached extra length garage and brick drive parking. The property has gas central heating and double glazing.



LOCATION

The village of Derry Hill has all the things associated with village life. There is a local hostelry, post office mini-market, primary school, new village hall and local church. The great bonus is that Historic Bowood House is placed here with golf course, beautiful grounds, restaurants and hotel with spa. Bowood House is also famous for the 'Discovery of Oxygen'.

ACCESS & AREAS CLOSE BY

Placed just off the A4 the village it is well situated for commuting. To the west is Chippenham, Bath and the M4 to Bristol. Chippenham also has the bonus of the nationally high performing secondary schools of Sheldon and Hardenhuish. There is a regular bus service that connects Chippenham to Swindon (around every 20 minutes at peak times). To the east is Calne, Royal Wootton Bassett. Marlborough and the M4 east to London. The A4 east also leads to Historic Avebury and Cherhill White Horse.

FORMAL HALL

Doors open to the living space, kitchen and to the guest cloakroom. Stairs rise to the first floor. Store cupboard. Space for display furniture.

GUEST CLOAKROOM

7'6 x 2'8 (2.29m x 0.81m)

Water closet and a wash basin. Window and tile finishes.

LIVING ROOM

24' x 12'3 narrowing to 9' (7.32m x 3.73m narrowing to 2.74m)

A dual aspect room that has a window looking out onto the front garden and a window looking into the conservatory. A glazed door opens into the conservatory also. The room offers natural areas for lounging and dining. There is room for a number of sofas and further items of living room furniture. The room can accommodate a large dining table, chairs and dresser also. Serving hatch to the kitchen.

KITCHEN

10'10 x 10'6 (3.30m x 3.20m)

A window offers a view out over the rear garden.. There is a selection of fitted wall and floor cabinets with work surfaces. Stainless steel sink and double drainer. Space for a cooker, fridge and a freezer. Larder type cupboard. Gas central heating boiler. Glazed door to the garage. Tile finishes and fitted shelving.

CONSERVATORY

2'3 x 8'4 (0.69m x 2.54m)

Windows look out over the rear garden. There is room for sofas and a table.. A door opens out onto the rear patio.

FIRST FLOOR LANDING

Doors open to the bedrooms and to the bathroom. Access to the loft and there is a window to the side.

BEDROOM ONE

13'6 x 12'9 (4.11m x 3.89m)

A window views out over the front and rooftops beyond. There is room for a super king size bed and further large items of bedroom furniture.

BEDROOM TWO

12' x 11' (3.66m x 3.35m)

An alternative main bedroom. A window views out over the rear garden. The is room for a super king size bed and further furnishing. There is a triple wardrobe to one corner.

BEDROOM THREE

7'6 x 7'6 plus wardrobe (2.29m x 2.29m plus wardrobe)

A generous single bedroom with a window looking out over the front and onto rooftops beyond. Built in double wardrobe/store cupboard. The room would also make an ideal study/office.

BATHROOM

8' x 7'3 (2.44m x 2.21m)

Window with privacy glass, tile finishes and a shaver point. The suite offers a panel enclosed bath, water closet and a pedestal wash basin.

ATTACHED GARAGE

22'7 x 8'3 (6.88m x 2.51m)

Attached to the home is a garage that is larger than average in length. It allows for a vehicle to be parked and for the rear of the garage to offer a utility space. Access to the garden.

BRICK DRIVE PARKING

To the front of the garage is a brick drive with parking for one vehicle.

FRONT GARDEN

The garden has an abundance of mature planting and offers a screen to the home. It could offer future possibilities to expand the drive.

REAR GARDEN

The garden is arranged in sections and offers areas of good privacy. The garden has an abundance mature planting and ornamental trees that offer good screening. A patio area adjacent to the home is perfect for outside dining. Toward the end of the garden is a storage shed.



