



**Churchill Close, Calne**  
**£264,500**



A three bedroom home placed in a quiet cul-de-sac location on the south side of Calne. The home has undergone many upgrades in recent times including a quality fitted kitchen. Internally the ground floor features a large living dining room which is adjacent to the kitchen and provides natural light from dual aspects. The first floor offers three generous bedrooms and there is an upgraded bathroom. The garden is beautifully arranged for entertaining and enjoys the sun with its southerly aspect. The front has the advantage of off road parking for two vehicles to be parked on a gravel drive side by side. Country walks are close by and it is a gentle walk to the facilities of the town centre. There is double glazing and gas central heating.



## LOCATION

Between Churchill Close and Calne centre is an area steeped in History and recently classed as a Heritage Quarter. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard which has a Bistro. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets. The home is within easy walking distance to Holy Trinity School, Priestley School and the Kingsbury Green Academy.

## ACCESS & AREAS CLOSE BY

The home is placed to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. To the

east, down the A4, you will pass Cherhill White Horse, Historic Avebury and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound. South is the market town of Devizes.

## ENTRANCE HALL

A spacious entrance hall with a large window with privacy glass and a door with privacy glass also. There are doors to the kitchen and to the living room. Stairs rise the first floor. The hall offers space for display.

## LIVING DINING ROOM

**21'6" x 10'10" (6.55 x 3.30)**

An excellent size which enjoys natural light from large windows to both the front and rear. The space provides natural areas for both living and dining with the dining area being adjacent to the kitchen. The room allows for a dining table, chairs, multiple sofas and plenty of additional wall space for other furniture.

## FITTED KITCHEN

**18'0" x 9'0" (max) (5.49 x 2.74 (max))**

Here we have an extensive range of fitted wall and floor cabinets with work surfaces. Integrated dishwasher. Space washing machine. Inset double electric oven gas hob and hood over. Enamel one and half sink and drainer with mixer taps. A window offers a view out over the rear garden and there is a door with privacy glass. There is space for a fridge freezer. A cupboard houses the gas central heating boiler. Deep store cupboard. Attractive tile finishes.

## FIRST FLOOR LANDING

Providing access to all the bedrooms and the bathroom. There is access to the loft space which is partially boarded and has a light and drop down ladder.

## MASTER BEDROOM

**11'8" x 11'0" (3.56 x 3.35)**

A window offers a view out of the close and front garden. There is a deep recessed wardrobe. This room can happily accommodate a super king-size bed and extra items of bedroom furniture to support.

## BEDROOM TWO

**12'4" x 7'6" (3.76 x 2.29)**

A window offers a view out over the rear garden. There is a recessed double wardrobe with sliding doors. There is room for a large double bed and extra furniture to support.

## BEDROOM THREE

**11'3" x 6'1" (3.43 x 1.85)**

A generous single room which offers a window giving a view out to the front garden and the close beyond. There is a deep recessed wardrobe. The room offers space for a single bed and extra furniture. The room would also make an ideal study/office.

## BATHROOM

**7'8" x 5'9" (2.34 x 1.75)**

The suite offers a panel enclosed bath with Mira are shower over. Pedestal wash basin and a water closet. There are two windows with privacy glass. Chrome towel rail radiator. Extractor fan. Tile finishes.

## FRONT DRIVE PARKING

A pathway leads to the front access door. There is a gravel drive area which allows parking for two vehicles side-by-side quite comfortably. To each side of the drive and pathway are high hedges.

## REAR GARDEN

The rear garden is enclosed with the majority laid to lawn. There is a rear access gate and a storage shed is placed to one corner. The garden features a deep raised cultivation bed. There is a patio area which is perfect for outside dining and entertaining.

Some of the images were taken during the summer months.



