



Bentley Grove, Calne
£259,500



Placed in a cul de sac is this lovely three bedroom semi-detached home which is close to country walks and a gentle walk to the facilities of Calne centre. The property has the bonus of a three car drive and an enclosed rear southerly garden that is perfect for outside dining and entertaining. The ground floor gives you a large living space that opens into a conservatory. There is a hall, a guest cloakroom, and a fitted kitchen. The first floor bedrooms are complemented by a modern bathroom. The master bedroom in particular is an excellent size with room for a super king size bed and extra furnishing. There is gas central heating and double glazing also.



LOCATION

The home is placed close to the Heritage Quarter of Calne, just to the south of the centre. Close by is the famous 'Doctor's Pond' which was key in the discovery of Oxygen. It is a gentle stroll to the multiple facilities of the town centre, Merchants Green, Norman Church, Quaint Shops of Church Street and the River Marden.

Very close by a walks along the river and to countryside beyond. Direct access onto the National Cycle Route.

ACCESS & AREAS CLOSE BY

To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound. Southerly routes take you to Devizes and Salisbury.

THE HOME

Outlined in further detail:



ENTRANCE HALL

Upon entry to the home, you come to the entrance hall, where doors open to the guest cloakroom, kitchen and living dining room. Balustrade stairs rise up to the first floor landing.

GUEST CLOAKROOM

6 x 3'3 (1.83m x 0.99m)

Complementing the ground floor accommodation is a cloakroom, which consists of a pedestal wash basin and water closet. A window with privacy glass opens to the front of the home.

KITCHEN

10' x 7'2 (3.05m x 2.18m)

A fitted kitchen comprising matching wall and floor cabinets. Integrated dishwasher, washing machine, and a fridge freezer. Inset electric oven with gas hob and hood over. Inset one and a half sink and drainer. A window looks out over the front and there are tile finishes.

LIVING SPACE

14'3 x 14'4 (4.34m x 4.37m)

The room offers space for a number of large sofas and extra items of living room furniture. A window looks out over the rear garden and French doors open into the conservatory. There is also room a dining table and chairs if required. Access to a deep store cupboard.

CONSERVATORY

8' x 7'1 (2.44m x 2.16m)

Ideal as an extra lounging space or as a dining area. Windows look out over the rear garden. A French door opens to the garden and expands the living space in fine weather.

FIRST FLOOR LANDING

Doors open to all three bedrooms and to the family bathroom. Balustrade and space for display furniture.

MASTER BEDROOM

17'1 x 8'6 (5.21m x 2.59m)

The room will allow for a large double bed and further bedroom furniture to complement.. Two windows look out over the front.

BEDROOM TWO

9'6 x 7 (2.90m x 2.13m)

A window looks out over the rear garden. The room can accommodate a double bed and extra furnishing.

BEDROOM THREE

8'5 x 7 (2.57m x 2.13m)

Space allows for a single bed and further bedroom furniture. This room would also make an ideal home office.

BATHROOM

6'10 x 6'3 (2.08m x 1.91m)

The white suite offers a pedestal wash basin, water closet and a panel enclosed bath with shower plus screen. There is the feature of a towel rail radiator and there are tile finishes. A window with privacy glass opens out over the side of the home.

EXTERNAL

Outlined in further detail as follows:

GARDEN

The garden is enclosed and offers good privacy. It has a southerly aspect and is organised with ease of maintenance in mind. Laid to patio it offers room for outside dining furniture, lounge and pot plant display. There is the bonus of a side access gate.

THREE VEHICLE PARKING

To the front of the home is parking for two vehicles side by side on a tarmac drive. A gravel area offers an opportunity to park a third vehicle.

