



**The Gardens, Calne
Offers Over £285,000**



Location is the driving force on many a house purchase and this home is extremely well located. Placed in a peaceful cul de sac within easy stroll of two medical centres, town facilities (bistros, supermarkets and evening entertainment) and primary schools. There is a wonderful living space that opens out onto a garden organised for relaxation and entertaining. The ground floor also gives you a quality fitted kitchen, formal hall and a guest cloakroom. The first floor gives you three bedrooms complemented by a family bathroom and an en-suite to the master. There is off road parking for two vehicles, gas central heating and double glazing.



LOCATION

The home is placed on a large plot to the north of Calne centre. Within walking distance is a local primary school, two medical centres, pharmacy, 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.

ACCESS & 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. The number 55 Bus offers a very good service and

connects the train stations of Chippenham and Swindon plus taking in all the villages and towns in between.

ENTRANCE HALL

Doors open to the living room, fitted kitchen and to the guest cloakroom. Deep store cupboard. Stairs rise to the first floor. Under stair store cupboard.

GUEST CLOAKROOM

Water closet and a pedestal wash basin. Window with privacy glass.

FITTED KITCHEN

11'9 x 6'9 (3.58m x 2.06m)

There is a selection of fitted wall and floor cabinets with work surfaces. Inset is an electric oven, gas hob, stainless steel cooker guard and a stainless steel chimney hood with lighting. There is space for a washing machine and a fridge freezer. Inset stainless steel sink and drainer. A window looks out over the front. Tile finishes

LIVING SPACE

18' x 13'10 (5.49m x 4.22m)

A expansive space with room for a number of large sofas, dining table, chairs and further furniture. French doors open to the garden and expands the living space. Two windows look out onto the garden also.

FIRST FLOOR LANDING

Access to the bedrooms and to the bathroom. Access to the loft.

MASTER BEDROOM

11'3 x 10'6 (3.43m x 3.20m)

The room can happily accommodate a super king sized bed and further furniture. Built in wardrobe and there is access to the master en-suite.

MASTER EN-SUITE

The suite offers a shower cubicle, water closet and a pedestal wash basin. Ladder towel rail radiator. Window with privacy glass. Extractor fan.

BEDROOM TWO

11'9 x 7'1 (3.58m x 2.16m)

A window looks out over the rear garden. There is room for a double bed and extra furniture.

BEDROOM THREE

8'8 x 6'7 (2.64m x 2.01m)

A generous single room with a window looking out over the rear garden. The room would also make a great study/office.

BATHROOM

The suite offers a panel enclosed bath with mixer taps and shower attachment, water closet and a pedestal wash basin. Tile finishes and an extractor fan.

EXTERIOR

In a little more detail as follows;

TWO CAR DRIVE & GARDEN

In front of the home is a drive for two cars to be parked side by side. To the side of the drive is a gravel area that could accommodate a motorbike. Above the door is a canopy and a small garden area suitable for pot plant display and bench seating. Side access down to the rear garden.

REAR LANDSCAPED GARDEN

Adjacent to the home is a generous patio area that is perfect for outside dining. Above is a canopy that allows for use in rainy times. A path sweeps around a shaped patio to the end of the garden.

At the end of the garden is a further patio area for outside seating. There is the bonus of a sizeable timber shed.



