



**Long Barrow Road, Calne**  
**£279,000**



VACANT POSSESSION & NO CHAIN! SENSIBLE OFFERS CONSIDERED. A semi-detached bungalow that is in very good condition and has a southerly rear garden, two car parking and a garage. There are two bedrooms, a fitted kitchen, a shower room and a living room that opens out onto the garden. A conservatory provides flexible additional reception space. The home has gas central heating and double glazing. Placed close to country walks and a gentle walk to town facilities.



## LOCATION

Curzon Park is placed moments from Calne's centre. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Calne centre has supermarkets, bistros, restaurants and a good selection of independent shops. There are numerous medical centres and pharmacies also. Recent times has seen the opening of a Tesco Superstore on the edge of town and the area has multiple primary schools plus a secondary school. There is also a regular bus service, 'The Number 55' that connects Chippenham to Swindon railway stations and all the villages in-between. The bus stop is a short distance away.

## ACCESS AND AREAS NEARBY

The home is literally on the doorstep of country walks and Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## ENTRANCE HALL

A double-glazed front door leads into the entrance hall, where there is access to the bedrooms, shower room and to the living room. The hall is newly carpeted. The loft access is here, the loft space being insulated and with a light.

## LIVING/DINING ROOM

**13'02 x 11'05 (4.01m x 3.48m)**

A dual aspect room with a double-glazed window to the side and sliding patio doors opening to the rear garden. There is an opening to the fitted kitchen. There is space for a sofa, armchairs and dining furniture. Newly carpeted.

## KITCHEN

**9'09 x 8'01 (2.97m x 2.46m)**

There is a selection of fitted wood and glazed wall and floor cabinets with work surfaces. Integrated electric fan oven and four ring gas hob with new extractor hood over. Space for fridge freezer and washing machine. A stainless steel sink and drainer is positioned under a window that views into the conservatory and garden beyond. Tiled flooring and walls. A glazed door gives access to the conservatory.

## CONSERVATORY

**9'04 x 6'01 (2.84m x 1.85m)**

A lovely sunny spot, ideal for a reading nook, dining or study space. The floor is tiled and a door leads into the rear garden.

## BEDROOM ONE

**11'09 x 8'01 (3.58m x 2.46m)**

A double-glazed window looks out to the front. Double fitted recessed wardrobe and a storage cupboard where the combi boiler is housed. Space for a double bed and further furniture. Carpeted.

## BEDROOM TWO

**7'10 x 7'05 (2.39m x 2.26m)**

A double-glazed window looks out to the front. The room is a generous single bedroom but could accommodate a double bed if required. Carpeted.

## SHOWER ROOM

**7'05 x 4'11 (2.26m x 1.50m)**

The shower room has tiled finishes to the floor and walls, and a window with privacy glass to the front of the home. There is a double walk-in shower cubicle, water closet and a pedestal wash basin. Extractor fan.

## EXTERNAL

Outlined in more detail as follows

## FRONT GARDEN

The front garden has artificial grass and a shingled border for pot plant display. A path leads to the front door and a timber gate opens to the rear garden.

## REAR GARDEN

The garden is wall and fence enclosed. It has the advantage of a southerly aspect and is organised with ease of maintenance in mind. There is a large patio and a shingled area ideal for outside dining, entertaining and pot plant display. There is access via a new timber gate to the front of the property. Outside tap.

## GARAGE

Situated to the side of the neighbouring property, the garage has an up and over door and eaves storage.

## DRIVE PARKING

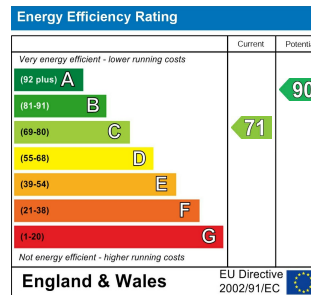
A shingle drive in front of the garage allows parking for two vehicles.

## COUNCIL TAX

Council Tax band C.







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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