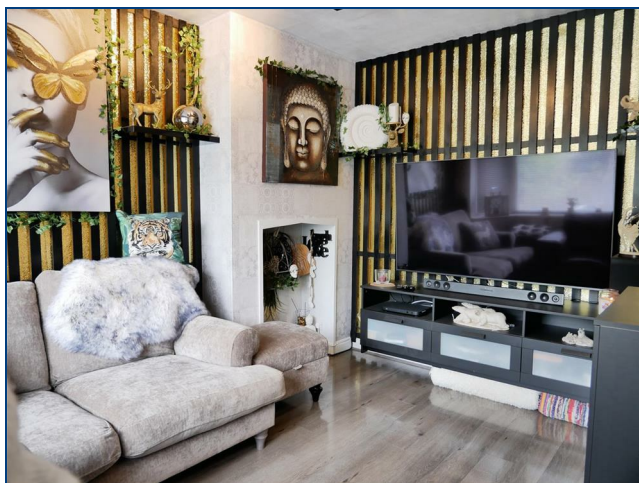




North Street, Calne
Asking Price £275,000



Located within walking distance of the town centre, is this well presented 1930's three-bedroom semi-detached home finished with high-quality fittings, period features, and a generous driveway for multiple vehicles. The ground floor comprises a welcoming reception hall, a living room with a bay window, and a fitted dining kitchen with doors leading to the sunroom. There is also a side utility area. To the first floor, the home boasts three bedrooms, two generous doubles, and a modern family bathroom with bath and double shower. Externally the property features an enclosed garden with a shed at the end. To the front of the property, there is ample parking on the brick paved driveway.



LOCATION

Placed in the heart of the town, the home is on the doorstep of excellent town centre facilities. Being on the edge of the 'Heritage Quarter' means it is a gentle walk away from some of the Historical features of the town. These include the Norman Church, The River Marden, the 'Doctors Pond', quaint shops of Church Street and the Historic Merchants Green. Castlefields Park is within walking distance and beyond is countryside.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the west 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. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. The No 55 bus route connects the train stations of both Chippenham and Swindon, plus all the villages in between.

ENTRANCE HALL

A welcoming entrance hall, doors open to the living room and dining kitchen, stairs rise to the first floor accommodation. There is also the benefit of understairs storage.

LIVING ROOM

9'5" x 11'2" (into bay) (2.87m x 3.40m (into bay))

With a large bay window to the front, there is space to accommodate multiple sofas and display furniture. There is also a feature fireplace.

DINING KITCHEN

19'9" x 13'9" max (6.02m x 4.19m max)

A modern fitted kitchen and dining area, with space for a dining table and multiple chairs. The kitchen is fitted with a range of wall and base cabinets with worktops over and tiled splashback. Integrated into the kitchen are two built-in ovens, and a hob with an extractor over. There is

also the benefit of an understairs storage cupboard and an additional storage recess. From the kitchen double doors open through to the sun room, and to the dining area there is a further opening to the utility.

UTILITY AREA

Fitted with matching wall and base units with a sink and a half with drainer, plumbing for washing machine and dishwasher, boiler cupboard and space for fridge/freezer. There is a small window to front, doors to front driveway, and rear sun deck/garden.

FIRST FLOOR LANDING

Doors open to all three bedrooms and the family bathroom.

FOUR PIECE BATHROOM

A modern, four-piece bathroom suite comprising of a water closet, bath, vanity wash basin, and a large shower cubicle. Tiled walls. Vertical radiator. Window to rear.

BEDROOM ONE

11'3" x 9'7" (into bay) (3.43m x 2.92m (into bay))

Space allows for a super king-size bed and further bedroom furniture. A bay window to the front of the home.

BEDROOM TWO

9'8" x 8'10" (2.95m x 2.69m)

Bedroom two can easily accommodate a double bed with further storage furniture, positioned at the rear of the home with views over the garden.

BEDROOM THREE

7'1" x 5'11" (2.16m x 1.80m)

A single bedroom with space for a single bed, currently utilised as a home study. Window to the side of the home.

EXTERNALLY

Outlined in further detail as follows:

REAR GARDEN

A fully enclosed garden designed for ease of maintenance, mostly laid to shingle with a path to the shed.

DRIVEWAY

A large brick-paved driveway to allow for multiple vehicles.



