



**Bryans Close Road, Calne**  
**£350,000**



A beautiful example of a well kept newly renovated bungalow, located conveniently close to the town center and positioned on a generous plot with ample driveway parking and an enclosed flat lawned garden, that benefits from being south-facing. The home has two large double bedrooms, as well as a four-piece modern bathroom. The living space is open plan and comprises a fitted kitchen and large space for a dining set as well as a living area with plenty of space that allows for multiple large sofas. The current owners have carefully looked after the bungalow, this allows the new owner to just move in and enjoy!



## LOCATION

This two-bedroom bungalow is placed within a gentle walk of the facilities of Calne. 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. There is a Tesco Superstore on the edge of town and the area has numerous primary schools plus a secondary school.

## ACCESS & AREAS CLOSE BY

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.

## THE HOME

Outlined in further detail as follows:

### ENTRANCE HALLWAY

**3'7 x 26 (1.09m x 7.92m)**

A welcoming entrance hallway, doors open to both bedrooms, bathroom, and living dining kitchen at the rear of the home.

### PRINCIPAL BEDROOM

**14'6 x 10'10 (4.42m x 3.30m)**

A large principal bedroom that can easily accommodate a king-size bed with further bedroom storage furniture. A large window to the front of the home. Fitted with carpet.

### BEDROOM TWO

**11'3 x 10'10 (3.43m x 3.30m)**

Another generous double bedroom with space for a king-size bed and

further bedroom furniture. A window view over the side of the home. Fitted with carpet.

### BATHROOM

**14'3 x 7'10 (4.34m x 2.39m)**

A four-piece modern bathroom with a separate double shower and bath, with a water closet and pedestal wash basin. Finished with tiled flooring, heated towel rail, and inset ceiling lights. Obscured privacy window.

### LIVING DINING KITCHEN

**23 x 17 (7.01m x 5.18m)**

A beautiful open-plan space with plenty of opportunity to arrange furniture to suit a potential buyer's needs. Upvc double glazed windows to side and rear, Upvc French doors to garden. Laminate flooring with underfloor heating. Outlined in further detail as follows:

#### FITTED KITCHEN

The kitchen is finished to a high quality and consists of a range of matching wall and floor cabinets with worktops over. The kitchen boasts an integrated dishwasher and electric oven with a gas hob and extractor hood over. There is also space for a free-standing fridge freezer and washing machine. Beneath a window that views over the side of the home is a sink and a half with a drainer and mixer tap. Cupboard housing wall mounted central heating boiler.

#### DINING AREA

Space allows for a large table and chairs and further display or storage furniture.

#### LIVING AREA

Plenty of room to arrange multiple large sofas around a feature electric fire. Patio doors open to the rear garden.

#### EXTERNALS

Outlined in further detail as follows:

#### GARDEN

A generous south-facing enclosed rear garden, mainly laid to a flat lawn with a patio area ideal for outdoor lounging or dining furniture. There is gated side access to the front.

#### SIDE DRIVEWAY

Double-width gated side access, with a central paved path and shingle edging.

#### FRONT DRIVEWAY

A gravel driveway that can accommodate multiple vehicles.



