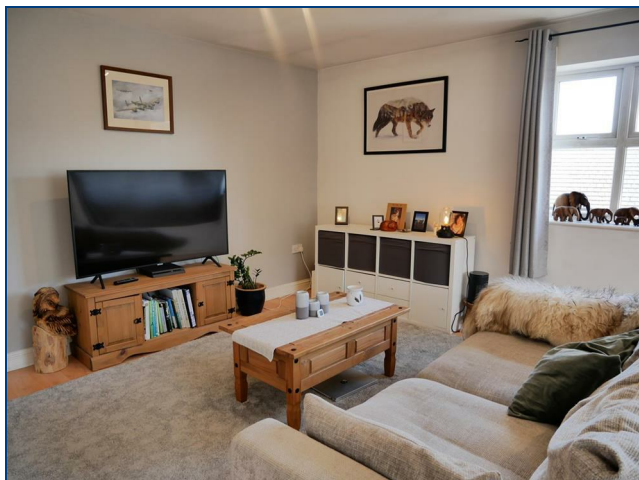




Kingfisher Court, Calne
Asking Price £159,000



This delightful top-floor flat boasts two bedrooms with a generous master with an en-suite. This flat is situated on the Lansdowne Park development, close to town, and provides convenience and easy access to all amenities. This well presented flat offers spacious accommodation, the dual-aspect living dining room a highlight, allowing natural light to flood in and creating a bright and airy atmosphere throughout. There is also a fitted kitchen, family bathroom, and wide entrance hall with deep storage cupboards. The home benefits from an allocated parking space and plenty of green areas throughout the estate to enjoy. Electric heating and double glazing throughout.



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.

LOCATION

The home is placed on a residential development to the north of Calne centre. Within walking distance is a local primary school, medical centre, 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.

COMMUNAL ENTRANCE HALL

A door entry system gives access to a carpeted communal entrance hall. Private entrance door to the top floor apartment.

TOP FLOOR APARTMENT

Outlined in further detail as follows:

ENTRANCE HALL

15'5 x 9 (max) (4.70m x 2.74m (max))

Doors give access to the bedrooms, bathroom and to the living space. An airing cupboard houses the hot water cylinder and provides additional shelved storage. There is a second deep store cupboard. The hallway is carpeted and there is an electric storage heater and access to the loft.

OPEN-PLAN LIVING/DINING ROOM

20'4 x 14'3 (6.20m x 4.34m)

The dual aspect living dining room allows natural light to flood in and creates a bright and airy space to relax and entertain. The room has been arranged to create a natural divide, there is generous space for multiple large sofas and a dining set along with further display or storage furniture to suit a potential buyer's needs. Laminate flooring and Electric radiator.

FITTED KITCHEN

11'9 x 7'10 (3.58m x 2.39m)

A fitted kitchen which is open plan to the living area. There is a selection of fitted wall and floor cabinets with contemporary black splashback tiling. Wood-effect laminate work surface. Integrated is an electric oven, electric hob, and extractor hood. There is an inset black sink and drainer. There is space for a fridge freezer, washing machine and dishwasher.

BEDROOM ONE

16'1 x 10'6 (4.90m x 3.20m)

The bedroom offers room for a king-size bed and further bedroom furniture. A window looks out to the side of the home. Carpeted. Electric radiator.

EN-SUITE

7'1 x 6 (2.16m x 1.83m)

The en-suite features a double shower, wash basin, and water closet. Glazed privacy window to the rear.

BEDROOM TWO

11'6 x 7 (3.51m x 2.13m)

A generous single bedroom that could accommodate a double bed if required. Carpeted. Electric radiator and a window viewing over the side of the home.

FAMILY BATHROOM

8'7 x 4'8 (2.62m x 1.42m)

The bathroom suite offers a water closet, pedestal wash basin, and panel-enclosed bath with a handheld shower head. Part tiled and vinyl flooring. Privacy glazed window to rear.

PARKING

Car parking area set within communal grounds where the apartment has an allocated parking space.



