



**Westerham Walk, Calne**  
**Asking Price £245,000**



This semi-detached two bedroom home boasts a generous corner plot, with the benefit of a garage and off-road parking. The home is spacious and well presented throughout. The ground floor features an entrance hall that leads into a living room, and a dining kitchen with all integrated appliances and patio doors which lead into the large rear garden. The first floor offers two bedrooms, which can accommodate double beds, and a modern bathroom suite. The garden enjoys the sun from a south westerly exposure and there is rear access to the garage with power and lighting. Gas central heating and double glazing.



## LOCATION

The home is placed on a residential development near to the Heritage Quarter of Calne. Close by is the famous 'Doctor's Pond' which was key in the discovery of Oxygen. It is a gentle stroll to the multiple facilities of the town centre, Merchants Green, Norman Church, Quaint Shops of Church Street and the River Marden.

Very close by are walks along the river and to countryside beyond. Direct access onto the National Cycle Route.

## ACCESS & AREAS CLOSE BY

From the home there are routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. East along the A4 takes you to Historic Avebury, Cherhill White Horse and Marlborough. South are the market towns of Devizes and Melksham.

The number 55 bus links the train stations of Chippenham and Swindon, taking in all the villages and towns in between.

## THE HOME

Outlined in more detail as follows:

### ENTRANCE HALL

Entry to the home is via a composite front door into the hall. From the hall, a further door leads into the living room. Fitted with carpet.

### LIVING ROOM

**15'9" x 12'0" (4.80 x 3.66)**

A generous living room which provides space for multiple sofas and plenty of additional wall space for cabinets and other furniture. There is an open balustrade staircase that leads to the first floor. Fitted carpet and a window looking out to the front.

### DINING KITCHEN

**12'0" x 9'0" (3.66 x 2.74)**

A modern fitted dining kitchen with matching wall and floor cabinets.

There is an integrated electric oven, gas hob, and extractor hood with tiled splashback. There is also a built-in washing machine and a fridge freezer. Finished with laminate flooring. Space allows for a moderate dining table and French doors open into the rear garden.

### FIRST FLOOR LANDING

From the living room a staircase leads to the first floor landing providing access to the bedrooms and the bathroom. Fitted with carpet.

### MASTER BEDROOM

**12'0" x 9'2" (3.66 x 2.79)**

A spacious master which can accommodate a king-size bed, bedside tables and additional wall space for wardrobes and other furniture. Placed to the rear of the home with a window enjoying views over the garden. Fitted with carpet.

### BEDROOM TWO

**12'0" x 7'7" (3.66 x 2.31)**

Another generous bedroom which can also accommodate a double bed, bedside tables and additional wall space for other furniture. Fitted with carpet and a multiple windows to the front.

### BATHROOM

**9'0" x 4'5" (2.74 x 1.35)**

A modern fitted suite consisting of a panel enclosed bath with shower and splash screen, a water closet and pedestal wash basin. There is a heated towel rail, an extractor fan and vinyl flooring.

### EXTERNALS

Outlined in more detail as follows:

#### FRONT GARDEN

There is a lawned front garden with a pathway leading to the front door. There is the ability to create more parking if desired.

#### REAR GARDEN

A generous size which enjoys the sun from a south westerly exposure. Laid mainly to lawn with a seating area for dining and entertaining guests in the warmer months. A rear door gives access to the garage.

#### GARAGE

A single garage which has an up and over door to the front and a rear access door from the garden. Fitted with power, lighting and additional space in the rafters for storage.

#### PARKING

To the front of the garage there is off-street parking and there is additional public on-street parking available.



