



**Anson Avenue, Calne**  
**Asking Price £325,000**



**MOTIVATED VENDORS!** Located in The popular 'Oak Development' with plenty of green spaces, is this fantastic four bedroom townhouse. The home offers flexible accommodation to suit a prospective buyer's needs. Upon entering the home, the ground floor consists of a dining kitchen, cloakroom, living room, and the property boasts a brilliant 4m x 4m conservatory. The first floor offers three great-sized bedrooms complimented by a family bathroom. On the second floor is a large master bedroom with a large en-suite. Externally, there is a fully enclosed low-maintenance rear garden and garage. Double glazed and gas central heating.



## LOCATION

The home is placed on a development on the northern side of Calne. The development features large greens ideal for recreation. For pedestrians, there are a number of gentle walks to the facilities in Calne centre. The home also has the attraction of being close to the countryside and ideal for walking.

## 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 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.

## THE HOME

Outlined in more detail as follows:

### ENTRANCE HALL

Upon entering the home, an entrance hall leads to the cloakroom, dining kitchen, and living room. Stairs rise to the first-floor accommodation. A door opens to a storage cupboard. Finished with wood effect laminate flooring that flows through into the living room. This home has an alarm system and the keypad is located here.

### GUEST CLOAKROOM

A matching white suite consisting of a pedestal wash basin and a water closet. A window opens out to the front of the home.

### DINING KITCHEN

**14 x 9'3 (4.27m x 2.82m)**

With a window looking out over the front of the home is a dining kitchen. The kitchen comprises matching wall and base cabinets with worktops over. Inset to the worktops is a stainless steel sink and half with a drainer, gas hob with extractor hood over, and an electric double oven. Space and plumbing allow for a

fridge freezer and a washing machine. There is also the bonus of a integrated water softener. There is natural space in the kitchen for a moderate dining room table and chairs.

### LIVING ROOM

**11'7 x 18 (3.53m x 5.49m)**

A bright and airy reception room, space allows for multiple sofas and display furniture. French doors open out to the conservatory, expanding the living space.

### CONSERVATORY

**13'1" x 13'1" (4 x 4m)**

A brilliant addition to the home, this space provides an extra reception area and is currently used as a formal dining room with a large dining set along with further display furniture. Patio doors open to the rear garden.

### FIRST FLOOR LANDING

The first floor landing leads to three bedrooms and the family bathroom. An additional door opens to a shelved airing cupboard.

### FAMILY BATHROOM

**6'8 x 5'7 (2.03m x 1.70m)**

Matching white water closet and a pedestal wash basin, large walk-in double size threshold shower. A window with privacy glass opens out over the front of the home. Tiled finishings.

### BEDROOM FOUR

**7'5 x 6'8 (2.26m x 2.03m)**

A generous single bedroom that can accommodate a single bed and further bedroom furniture. This bedroom would also make a great study space.

### BEDROOM THREE

**12'8 x 9'3 (3.86m x 2.82m)**

With a window opening out over the front of the home, bedroom three can accommodate a double bed, bedside table and further storage furniture.

### BEDROOM TWO

**13'2 x 9'3 (4.01m x 2.82m)**

Another generous bedroom allows for a double bed, bedside tables, and further bedroom furniture. A window looks out over the rear of the home.

## SECOND FLOOR LANDING

Balustrade staircase. A door opens to the principal bedroom suite.

### PRINCIPAL SUITE

**20'8 x 12'7 (6.30m x 3.84m )**

An expansive space offering a dual aspect. Ample space allows for a super king size bed, bedside tables, and further bedroom furniture. An alcove allows a natural space for wardrobes. A door opens to storage cupboard and a further door to an en-suite. There is a Dorma window overlooking the front of the home and a Velux window to the rear.

### EN-SUITE

**8' x 7'11 (2.44m x 2.41m)**

A sizeable en-suite where a matching white suite has been fitted. There is a walk in shower cubical, pedestal wash basin and a water closet. Space allows for bathroom storage. A window with privacy glass opens out to the rear of the home.

## EXTERNALS

Outlined in more detail as follows:

### GARAGE

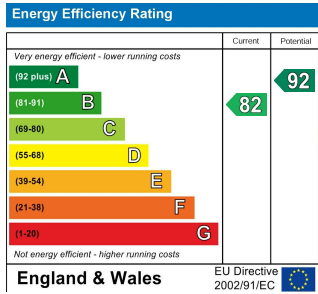
Accessed via an electric remote controlled up-and-over door to the front and a pedestrian door from the garden. There is the potential to create additional parking spaces if desired.

### REAR GARDEN

The rear garden has been landscaped with ease of maintenance in mind, providing space ideal for summer barbecues and alfresco entertaining. There is also a section fenced off to provide a private area for storage and currently, there is a storage shed located here.







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

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