



Long Barrow Road, Calne
Price Guide £325,000



This three-bedroom detached bungalow with garage and driveway is situated in the popular Curzon Park development, close to the town centre and open countryside walks. The home is placed on a well proportioned plot, offering a wrap-around front garden and an enclosed, flat rear garden that is laid to patio. Internally, there is an entrance porch, a triple-aspect living-dining room, and a fitted kitchen. From the inner hall, there are three bedrooms, two of which are doubles. There is also a four piece shower room. Additionally, the home benefits from Gas central heating and double glazing.



LOCATION

The home is placed moments from Calne centre and in a development of mainly bungalows. 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 centers and pharmacies also. Recent times have seen the opening of a Tesco Superstore on the edge of town and the area has numerous primary schools plus a secondary school. A brief outline of the accommodation is as follows:

ACCESS AND AREAS CLOSE BY

The home is on the doorstep of country walks and 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.

ENTRANCE HALL

Upon entering the home via a newly fitted decorative glazed door, the entrance hall allows space for hanging outdoor attire. A door opens to the cloakroom and a further glass-panelled door leads through to the living dining room.

GUEST CLOAKROOM

3'11 x 3'01 (1.19m x 0.94m)

Water closet with wash hand basin and tiled splash back. Fitted with a radiator and glazed window to the front. Carpeted.

LIVING DINING ROOM

19'02 x 17'09 (5.84m x 5.41m)

Following on from the entrance hall you come to a triple aspect living dining room. Full of natural light, the room has been arranged to allow for multiple

sofas, dining room table, and further display furniture. There is an exposed brick feature fireplace with stone hearth and a gas fire. Windows look out over the front and rear garden of the home, as well as French doors opening out to the conservatory. Doors lead through to the inner hall and to the kitchen. Carpeted flooring.

KITCHEN

9'04 x 8 (2.84m x 2.44m)

Fitted kitchen offering a range of wooden wall and base cabinets with laminate worktops finished with tiled splashback. Under a window is the ceramic one and a half sink with a drainer. Space and plumbing allow for a washing machine, under counter fridge freezer and freestanding cooker. Vinyl flooring. A door allows access to the side driveway.

CONSERVATORY

8'08 x 7'02 (2.64m x 2.18m)

The conservatory complements the home, providing a lovely sunny spot to relax. A door opens to the garage and to the garden. Tiled flooring.

INNER HALL

The inner hall gives access to the three bedrooms and the shower room. There is an airing cupboard housing the Vaillant combi boiler and a further storage cupboard. The loft access is located here, where there is a loft ladder, light and partial boarding.

BEDROOM ONE

13'02 x 9'07 (4.01m x 2.92m)

Space allows for a king-size bed and further bedroom and storage furniture. There is a built-in double wardrobe and a window looks out to the front of the home. Fitted with carpet.

BEDROOM TWO

12'06 x 9'02 (3.81m x 2.79m)

Space allows for a double bed and further bedroom and storage furniture. Window overlooking the rear of the home.

BEDROOM THREE

8'04 x 6'09 (2.54m x 2.06m)

A generous single-bedroom, which would make an ideal home office or hobby room. There is a built-in cupboard and a further shelving/hanging area. Window overlooking the rear of the home.

FOUR PIECE SHOWER ROOM

A good size shower room with a four-piece suite comprising a corner shower cubicle, water closet, wash hand basin and bidet. Tiled finishings and carpeted. Obscure glass window to the front.

EXTERNAL

Outlined in more detail:

FRONT GARDEN

A lovely large front garden with established planted shingle areas to either side of a path that leads to the front door. Low picket fence and further path that leads round to the both sides of the property.

REAR GARDEN

The rear garden is laid to patio paving, with a decorative low level curved wall and a raised bed for planting. There are beautiful climbing roses to the border and new fencing. Two storage sheds and a water butt. Decorative metal gate that gives access to the front garden.

GARAGE

Situated at the rear of the property, the garage has a high level window to the rear, power and light.

DRIVE PARKING

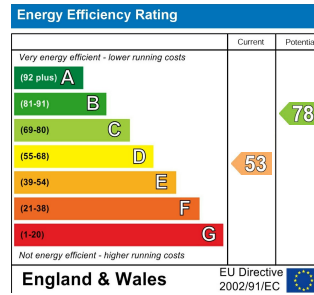
There is tandem parking for two cars on the drive.

COUNCIL TAX BAND

Council tax band D







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

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