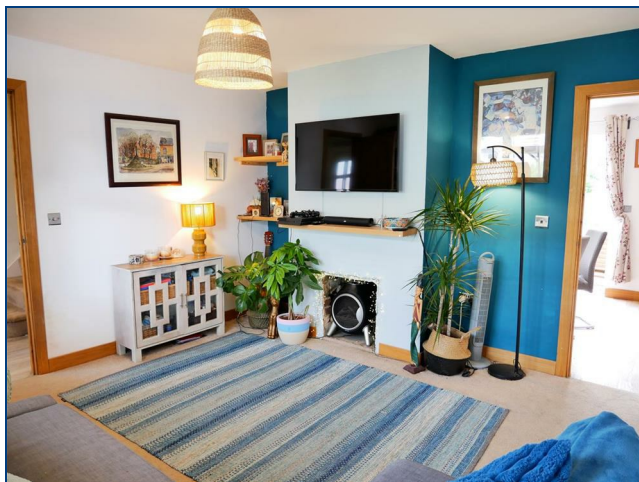




Bishop Road, Calne
£245,000



A spacious three-bedroom semi-detached home benefits from a large rear garden. Located within a short walk of the town and its amenities. Internally the home offers three bedrooms, two generous doubles with built-in wardrobes complemented by a modern family bathroom on the first floor. The ground floor has an entrance hall leading to the living room and dining kitchen. The home benefits from a utility and home office. There is a hard-standing front garden. There is both double glazing and gas central heating within the property.



ENTRANCE HALL

Upon entry to the home an entrance hall leads to the living room and dining kitchen, and stairs rise to the first floor landing. This space is large enough to allow for storage furniture.

LIVING ROOM

12'7 x 12'4 (3.84m x 3.76m)

With a large window looking out over the front of the home, filling the room with natural light is the living room. Space allows for multiple sofas and display furniture around a feature chimney breast. A door leads through to the dining kitchen. Laminate flooring.

DINING KITCHEN

18'7 x 9'8 (5.66m x 2.95m)

The hub of the home, the dining kitchen has matching wall and base units with an integrated gas oven, hob and dishwasher. Inset to the worktops is a sink with drainer. The dining area will allow space for a dining table and chairs. French doors open onto the generous rear garden, expanding the living space during warmer months.

UTILITY

6' x 4'7 (1.83m x 1.40m)

Accessed via the kitchen the utility has space for a fridge freezer and tumble dryer. A door opens to the office.

OFFICE

9'3 x 5'5 (2.82m x 1.65m)

With two windows overlooking the garden, the room makes an ideal home study or hobby room. Fitted with light and laminate wood effect flooring.

FIRST FLOOR LANDING

Doors open to all three bedrooms, the family bathroom, and a cupboard that houses the wall-mounted boiler.

FAMILY BATHROOM

7'8" x 5'5" (2.34m x 1.65m)

The modern suite consists of a vanity wash basin, water closet, and P-shape bath with shower over. Partially tiled.

PRINCIPAL BEDROOM

11'4 x 10'3 (3.45m x 3.12m)

The principal bedroom offers space for a king-size bed and further bedroom furniture. There is a built-in double wardrobe.

BEDROOM TWO

10'5 x 8'7 (3.18m x 2.62m)

Bedroom two views over the rear garden and will allow space for a large double bed and further bedroom furniture. There is the added benefit of a built-in double wardrobe.

BEDROOM THREE

8'8 x 7'10 (2.64m x 2.39m)

A generous single bedroom with space for further bedroom furniture, and is positioned at the front of the home.

EXTERNAL

Outlined in further detail as follows:

REAR GARDEN

A generous rear garden. Adjacent to the home is a brick-laid patio area and beyond that the garden is mainly laid to lawn. A large side gate gives side access.

FRONT GARDEN

Planted hedging creates privacy to the front. Mainly laid to grass with a brick paved hard standing.

