



**Magnolia Rise, Calne**  
**Asking Price £335,000**



Located in a quiet cul-de-sac on the south side of Calne. This well presented three-bedroom detached home benefits from a garage, driveway parking and enclosed south facing garden. The property has a welcoming entrance hall, modern fitted kitchen, guest cloakroom, and living dining room with patio doors out to the good size rear garden. On the first floor are three bedrooms, a family bathroom, and an en-suite to the master. The home also benefits from being located close to town, countryside and local schools. Gas central heating and double glazing. Offered for sale with no onward chain.



## CALNE AND SURROUNDING AREAS

Calne is a market town steeped in history, with a rich heritage of traditional industries such as milling, cloth making and Wiltshire ham.

Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House.

Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of shops, supermarkets, and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and Dental surgeries with three local leisure centers with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs. As well as a great cycling and running community to name a few.

## LOCATION

The home is placed on the south side of Calne within easy walking distance of the countryside and Bowood House and gardens. Just a gentle walk to the centre of Calne means that you will pass the Heritage Quarter which features the Merchant Green, Norman Church, the River and the quaint shops of Church Street. A further bonus is that the local secondary school and leisure centre (with swimming pool) are just a few minutes walk away. The property is positioned in a cul-de-sac on a very popular residential estate.

## ENTRANCE HALL

Via a double-glazed door fitted with tiled flooring. There is access to the cloakroom, lounge, kitchen, and storage cupboard under the stairs.

## CLOAKROOM

**5'10" x 2'7" (1.78 x 0.79)**

With tiled flooring, wash basin, and water closet. There is a double-glazed window to the front.

## KITCHEN

**12'1" x 8'9" (3.68 x 2.67)**

A solid oak fitted kitchen with modern Shaker-style wall and base cabinets. There are integrated Neff appliances including a fridge freezer, dishwasher, electric oven, and hob with a matching extractor hood. Under a window overlooking the front of the home is a sink and a half with drainer. There is also space for a washing machine and tumble dryer. The kitchen is finished with tiled flooring and splashback wall tiling. If desired there is space for a moderate table and chairs.

## LIVING ROOM

**15'0" x 12'1" (4.57 x 3.68)**

A sizeable living room with space for large sofas and other furnishings. There are double-glazed French doors to the rear enjoying views of the garden. Fitted with laminate wood effect flooring, an electric optimist fire, and a marble surround with a wooden mantle.

## FIRST FLOOR LANDING

Via an open balustrade staircase with a double glazed window to the side and access to a large loft.

## MASTER BEDROOM

**11'2" x 10'0" (3.40 x 3.05)**

A generous double bedroom with a double glazed window to the front. There is a large airing cupboard with shelving and a door opens to an en-suite. There is space for a double bed plus bedside tables and further storage furniture. Finished with white wood effect laminate flooring.

## EN-SUITE

**5'3" x 5'2" (1.60 x 1.57)**

En-suite with corner shower cubicle, wash basin and water closet in a matching suite. There is a double glazed window to the side, tiled finishes, and vinyl flooring.

## BEDROOM TWO

**8'6" x 7'2" (2.59 x 2.18)**

A second double bedroom with double-glazed window to the rear. Finished with white wood effect laminate flooring.

## BEDROOM THREE

**9'4" x 6'1" (2.84 x 1.85)**

A single bedroom, currently used as a dressing room. There is the benefit of a bank of mirror front wardrobes. Finished with white wood effect laminate flooring.

## FAMILY BATHROOM

**6'6" x 5'6" (1.98 x 1.68)**

A modern bathroom suite with a concealed cistern water closet and wash basin inset into a vanity cabinet. There is a bath with mixer taps in a matching style. Double-glazed window to the rear and finished with vinyl flooring and tiling.

## FRONT GARDEN

Set slightly away from the path a pretty ornamental front garden with shrubs and planting to a border. A paving slab single step to the front door. An outdoor tap is located at the front.

## REAR GARDEN

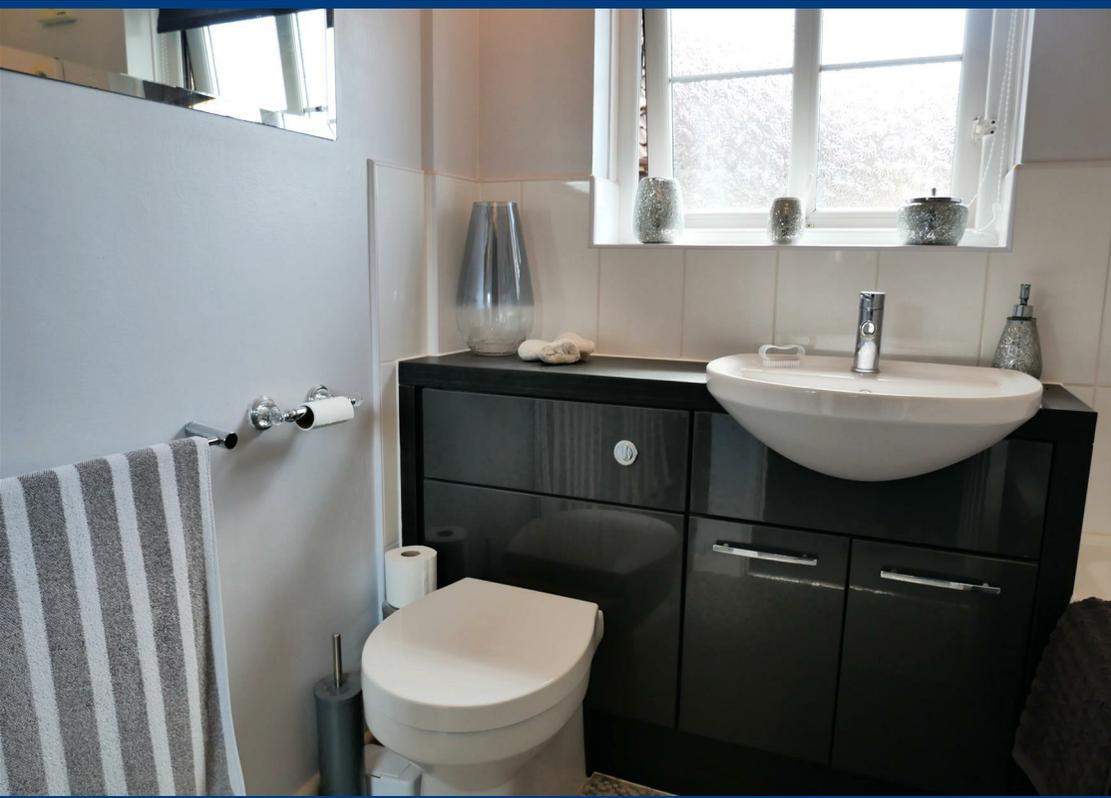
Mostly laid to flat lawn with borders with mature shrubs. There is a shingle area to the rear of the garage and a patio to the front of the garden ideal for outdoor entertaining. There is space to the side of the home for extra hidden storage space.

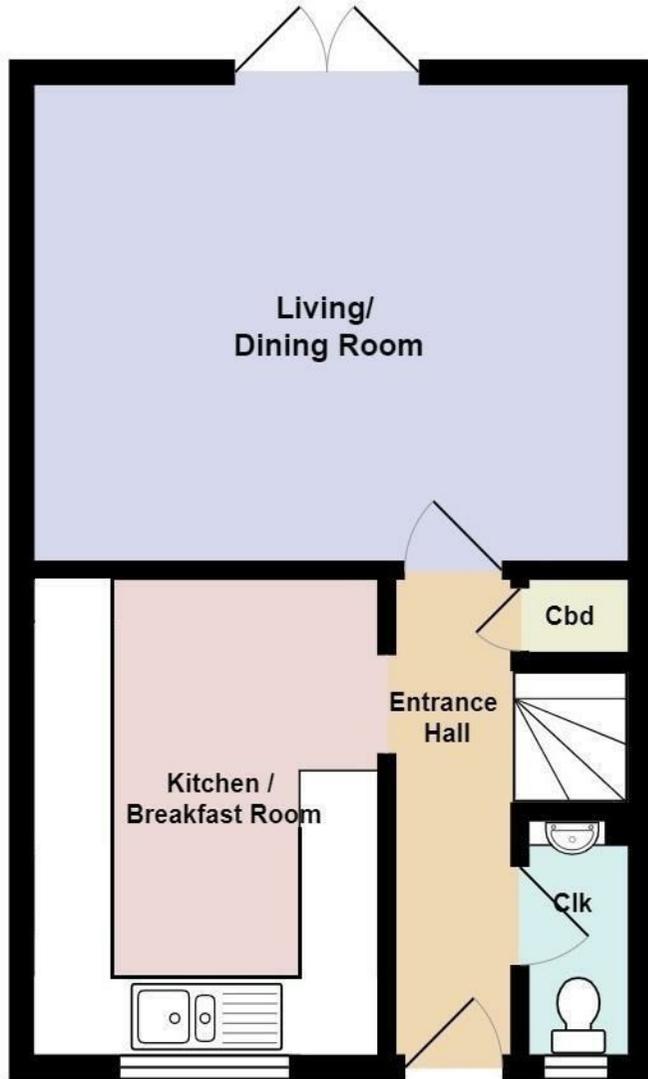
## GARAGE

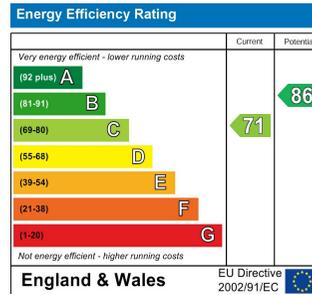
Adjacent to the garden there is a single garage with up and over door to the front and space above for storage in the rafters.

## DRIVEWAY

Positioned to the right of the home there is a drive currently laid to tarmac with off-road parking for three vehicles. There is also gated rear access into the garden at the end of the drive.







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

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