



**Horsebrook Park, Calne**  
**£385,000**



Offered for sale with no onward chain, this spacious detached bungalow is located in the very desirable tucked away residential setting of Horsebrook Park. The home has three double bedrooms and enjoys a landscaped garden with a southerly aspect and good privacy. There is the bonus of a garage and a drive with parking for multiple vehicles. Internally the property features a fitted breakfast kitchen with integrated appliances, a conservatory, lounge, entrance hall and a four piece bathroom. The bungalow is placed on the popular south side of Calne and has the advantage of gas central heating and double glazing throughout.



## LOCATION

Between the home and Calne centre is an area steeped in history and recently classed as a Heritage Quarter. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets.

## ACCESS AND AREAS CLOSE BY

The home is literally 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.

## THE HOME

Outlined in more detail as follows:

### ENTRANCE HALL

The entrance is located to the side of the home via a double glazed door. The spacious hallway is fitted with wood effect laminate flooring and there is a large airing cupboard where the combi boiler is located. The hallway gives access to the three bedrooms, the bathroom, lounge and kitchen. This is also where the loft is located, which is partially boarded, with loft ladder, power and light.

### LOUNGE

**15'9" x 13'7" (4.80 x 4.14)**

A spacious dual aspect lounge with sliding doors leading to the conservatory and a window to the side. There is the feature of a stone fireplace with an electric stove-style fire. Alcove shelves and cupboards. There are wall lights and the room offers space for sofas, armchairs and further furniture. Fitted with carpet.

### BREAKFAST KITCHEN

**13'7" x 8'2" (4.14 x 2.49)**

A dual aspect room with fitted floor and wall cupboards and laminate work surfaces with tiled splashbacks. There is a breakfast bar for two/three people to comfortably sit and a ceramic sink and drainer underneath a window that faces the side of the home. A water softener is plumbed into the cupboard beneath the sink and there is a separate hard water tap. Space for a washing machine. Integrated to the kitchen is an eye level oven and grill, fridge freezer, gas hob and extractor hood. There is a useful built in larder and a door that leads through to the conservatory. Fitted with vinyl flooring and spot lighting.

### CONSERVATORY

**17'10" x 9'05" (5.44m x 2.87m)**

Enjoying views over the lovely rear garden, the double-glazed conservatory can be accessed from the kitchen, the lounge or garden. This room is of an excellent size allowing ample space for sofas and armchairs, as well as dining furniture. There are two built-in cupboards, window blinds and vinyl flooring.

### PRINCIPAL BEDROOM

**12'0" x 11'4" (3.66 x 3.45)**

A dual aspect double bedroom positioned to the front of the home with three fitted double wardrobes plus a built in dressing table with fitted drawers. The bedroom can accommodate a double bed and further furnishing. Windows view out to the front and side of the home. Fitted with carpet.

### BEDROOM TWO

**11'1" x 8'11" (3.38 x 2.72)**

Another double bedroom also with a fitted double wardrobe and views to the front of the home. Wood effect laminate flooring.

### BEDROOM THREE

**12'1" x 11'0" (3.68 x 3.35)**

Currently utilised as a reception room, this would make an ideal third double bedroom, study or formal dining room. The room has fitted shelves and parquet flooring. Window to the side.

### BATHROOM

**7'8" (max) x 7'7" (max) (2.34 (max) x 2.31 (max))**

A four piece bathroom suite with newly fitted separate shower cubicle, bath, water closet and a wash basin. Mirror and tiled walls. There is vinyl flooring and a large double glazed window to the side. Chrome heated towel rail.

### EXTERIOR

Outlined in more detail:

### SOUTHERLY REAR GARDEN

The lovely south westerly garden is fully enclosed and offers good privacy. There are lawned, paved and shingle areas and spaces for outside dining and relaxation. Established shrubs and flowering plants to the borders and shaped beds, in addition to a vegetable patch and shingle area at the bottom of the garden where a timber shed offers storage.

### FRONT GARDEN

Laid to lawn with mature shrubs and flowering plants, the garden extends around the home to create the possibilities of extending (with the necessary planning consents) or extra parking if required.

### GARAGE

A large garage fitted with power and lighting, double doors to the front and two large lattice windows overlooking the garden.

### PRIVATE DRIVEWAY

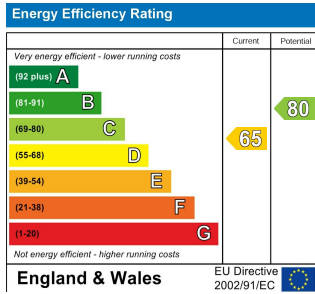
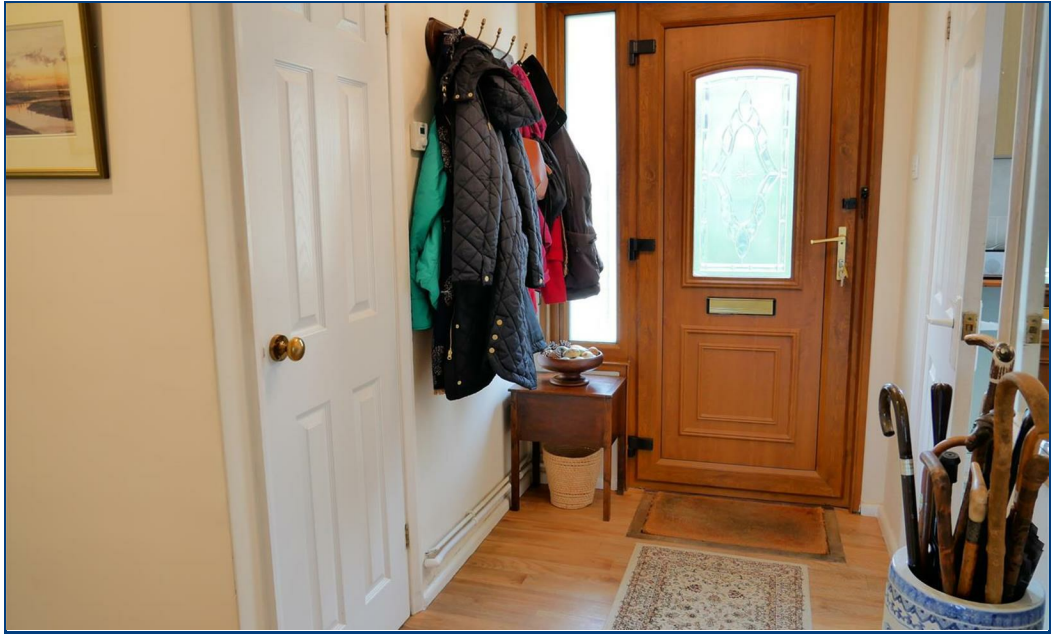
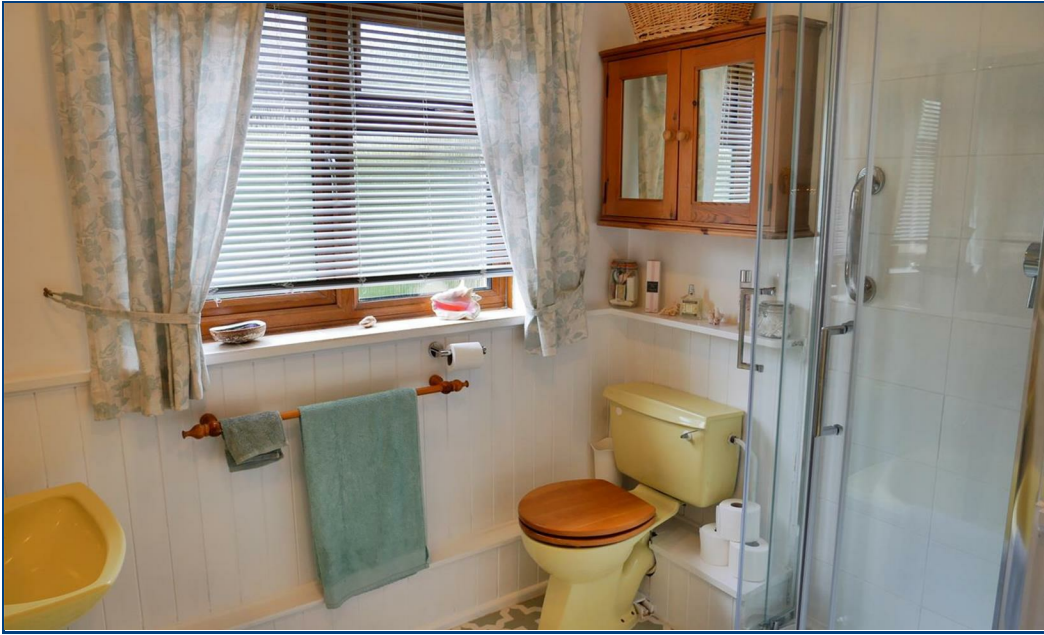
A gravel driveway able to accommodate multiple vehicles off-road, with access to the garage and garden.

### 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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