



**Oldbury Way, Calne**  
**£389,950**



**IMMACULATE CONDITION!** Recently refurbished throughout is this three bedroom detached bungalow, placed in the popular estate of Curzon Park. Predominantly made up of bungalows. Internally the home offers a bright living room, kitchen dining room, utility room, family shower room and three bedrooms with the master being complemented by an en-suite. The bungalow is bright and spacious throughout and has been finished to a high standard. Externally the home has a very welcoming frontage with a front garden laid to lawn and parking for multiple vehicles in front of a garage plus car port. The rear garden is private and is mainly laid to lawn with flower beds to the borders. The home is double glazed and has gas central heating. The bungalow is within close proximity to bus stops, country walks and the town centre facilities.



## ACCESS & 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.

## 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 centres and pharmacies also. Recent times has 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:

## THE BUNGALOW

Outlined as follows:

## ENTRANCE HALL

Upon entering the home via a UPVC glass panel door with window to the side, you come to a spacious L shaped entrance hall. Space is allowed for display furniture. Doors open to all the living accommodation, bathroom and the bedrooms. Two further doors open to deep storage cupboards one of these cupboards house the boiler.

## LIVING ROOM

**14'1" x 12'6" (4.29 x 3.81)**

With a large window over looking the front garden of the home, filling the room with natural light is the living room. Space is allowed for multiple sofas around a wall hung electric fire as well as display furniture. Finished with carpet and wall lighting.

## KITCHEN DINING ROOM

**13'11" x 12'6" (4.24 x 3.81)**

The dining kitchen is double aspect and has been arranged to allow natural areas for cooking and dining. The kitchen is modern and consists of matching wall and base cabinets with worktops over. Integrated to the kitchen is a mid height double oven and gas hob with extractor over. Space and plumbing allow for a fridge freezer and a dishwasher. Beneath a window over looking the rear garden is a sink and half with drainer. Moderate space allows for a dining room table and chairs or a breakfast table and sofa. A door leads out to the rear garden.

## UTILITY ROOM

**10'3" x 5'6" (3.12 x 1.68)**

A fantastic bonus to the property is the utility. Fitted with wall and base units with an inset sink to the worktops. Tiled finishings. A door opens to the side of the bungalow.

## MASTER BEDROOM

**12'0" x 10'0" (3.66 x 3.05)**

A great sized master bedroom located at the front of the home with a large window over looking the front garden. Space allows for a double bed, bedside tables and further bedroom furniture. A door opens to an en-suite.

## MASTER EN-SUITE

**6'7" x 4'5" (2.01 x 1.35)**

The en-suite consists of a corner shower cubical, a vanity unit offering storage with an inset sink and a water closet with concealed cistern. A window opens out over the side of the home and there is a chrome heated towel rail.

## BEDROOM TWO

**9'11" x 9'11" (3.02 x 3.02)**

A further double bedroom with a window looking out over the rear garden of the home. Space is allowed for a double bed, bedside tables and further bedroom furniture.

## BEDROOM THREE OR FORMAL DINING ROOM

**9'3" x 9'1" (2.82 x 2.77)**

Bedroom three has the flexibility to be a very generous single bedroom or a formal dining room. A window looks out over the side of the home.

## FAMILY SHOWER ROOM

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

Complimenting the bedrooms is this modern bathroom. Fully tiled and consisting of a shower cubical, wash basin inset to a vanity with storage under and a concealed system water closet. A window with privacy glass opens out over the side of the home. Finished with a chrome heated towel rail.

## EXTERNAL

Outlined as follows:

## FRONT GARDEN

The bungalow has a very welcoming frontage, with a curved lawn area to one corner and slate chippings to the borders.

## REAR GARDEN

A fully enclosed private garden which is laid mainly to lawn with flower beds to the borders. A path takes you to the side utility entrance of the home, side gate to the driveway, pedestrian entrance to the garage and behind the shed there is a further side gate that gives access to the driveway, a perfect space to store bins.

## GARAGE

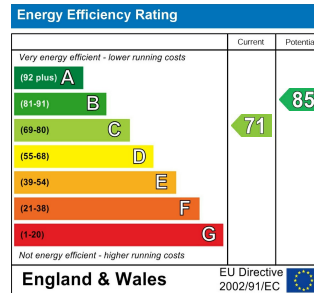
Fitted with power and light and accessed via an up and over door from the front of pedestrian door from the garden.

## DRIVEWAY

An impressive tarmacked driveway with brick pavers to the border. The driveway allows parking for multiple vehicles with a carport adjacent from the garage.







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

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