



School Road, Calne
Asking Price £375,000



This immaculately presented semi-detached home offers flexible living space with three/four bedrooms, arranged over three floors. There is the additional benefit of a separate 'studio style' annex with its separate entrance, a modern shower room, kitchenette, and living/ sleeping accommodation.

The property itself includes spacious ground-floor living areas including a large dual-aspect lounge, fitted kitchen, guest cloakroom, and dining room. On the first floor were originally three bedrooms, one has been converted to offer a large second bedroom or alternative master. There is also a family bathroom to complement. On the second floor, there is an impressive-sized master suite with a dressing room with built in wardrobes and a four-piece en-suite. The home is conveniently located near local amenities and primary schools. Double Glazing and Gas Central Heating.



LOCATION

The home is placed on a residential estate to the north of Calne centre. Within walking distance is a local primary school, medical centres, a pharmacy, a leisure centre and a Tesco Express supermarket. The facilities of Calne centre and the Tesco Superstore are also within easy reach and a flat walk away.

ENTRANCE HALLWAY

As you enter the home, you're welcomed by a wide and spacious hallway. To one side, there is a built-in cupboard, perfect for storing coats and shoes, ensuring the area remains neat and organized. Ahead, a staircase rises gracefully to the first floor, with additional storage space available underneath. Doors lead from the hallway to the ground floor's main rooms, including the living room, dining room, and kitchen, offering seamless access to the home's living spaces.

LIVING ROOM

18'08 x 10'05 (5.69m x 3.18m)

A dual-aspect living room that enjoys natural light from a window to the front and sliding doors to the rear that open into the garden. The space allows for a wide range of furniture and easily accommodates multiple sofas with additional space for display cabinets and other items. There is a central fireplace that has a gas fire, marble effect surround. Finished with carpet.

DINING ROOM

8'03 x 11'04 (2.51m x 3.45m)

Placed off the entrance hall and adjacent to the dining kitchen. The room can happily accommodate a generous dining table and further items of furniture to complement. There is a window to the front and patio doors open to the side of the home, filling the room with an abundance of natural light. Fitted with carpet.

KITCHEN

11'07 x 11 (3.53m x 3.35m)

A modern fitted kitchen which has a range of matching wall and floor cabinets. There is an integrated fridge freezer and a mid-level electric double oven. There is a gas hob and extractor hood. Space and plumbing allow for a dishwasher and a washing machine. Finished with laminate flooring, tiled splash backs, and a window to the rear enjoying views over the rear garden.

CLOAKROOM

Water closet and a wash basin. Tile floor.

FIRST FLOOR LANDING

An open balustrade staircase leads from the ground floor with a further staircase to the second floor. Doors open to the bedrooms and the bathroom. There is a built-in mirror fronted cupboard for extra storage.

BEDROOM TWO

10'04 x 18'09 (3.15m x 5.72m)

Originally two separate rooms, this space still features a second door, allowing for the option to reinstate a partition wall if desired. Currently, it serves as a spacious master bedroom with built-in wardrobes and ample room for a dressing area. The room easily accommodates a super king-size bed while leaving plenty of space for additional furniture.

FAMILY BATHROOM

8'06 x 5'10 (2.59m x 1.78m)

A modern fitted bathroom suite consisting of a panel enclosed bath with shower, a water closet, and a pedestal wash basin. There is wall tiling, laminate flooring, and a window to the rear with privacy glass.

BEDROOM THREE

8'06 x 11'08 (2.59m x 3.56m)

A double bedroom is placed to the front of the home. There is space for a range of furniture to complement.

TOP FLOOR: MASTER SUITE

The top-floor landing features a skylight window and a door to the master suite, there are further built-in cupboards. The suite features a dressing area with built-in wardrobes and a chest of drawers. There is space for a dressing table. A window looks out to the front and a door opens to the en-suite.

EN-SUITE

8'06 x 9'04 (2.59m x 2.84m)

A matching suite consisting of a panel-enclosed bath, water closet, a double shower cubicle, and an inset wash basin that has a toiletries cabinet beneath. Tile finishes, laminate flooring. Skylight window.

MASTER BEDROOM

18'10 x 10'08 (5.74m x 3.25m)

An excellent master that provides a multitude of spaces. The room can accommodate a super king-size bed, bedside tables with additional space for a sofa and a wide arrangement of bedroom furniture. A dual-aspect room with a window to the front and a skylight window to the rear.

EXTERNAL

Outlined in further detail:

ANNEX

Additionally, the property includes a separate 'studio-style' annex with its own private entrance and independent electrics, offering endless potential for a new owner. The annex features a modern shower room complete with a double shower, wash basin, and WC. It also includes a well-equipped kitchenette with a sink, electric hob and fridge freezer. The spacious living/sleeping area comfortably accommodates a double bed and multiple sofas, providing a versatile space for various uses.

GARDENS

The home has a welcoming appeal with its easy-maintenance front garden that is well-kept and attractive. Laid with astroturf it is ideal for potted plants. The rear garden can be accessed via the annex or rear patio doors from the living room, or a single door from the kitchen. Designed for low maintenance, the garden is fully enclosed and is laid with astroturf, allowing space for outside dining and lounge furniture. There is side access that offers additional storage space.







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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	83
England & Wales	EU Directive 2002/91/EC	

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