



Woodsage Way, Calne
£220,000



This two bedroom property is offered for sale with no onward chain, located in the Chilvester Park area of Calne, and enjoys a southerly facing, fully enclosed rear garden and off-road parking for two vehicles. Internally the ground floor accommodation briefly comprises of a fitted dining kitchen that opens onto the garden, a generous living room, and an entrance hall. To the first floor there is a bathroom and two double bedrooms. The home has gas central heating, and double glazing.



CALNE & AREAS CLOSE BY

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production 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 independent and high-street 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 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. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

LOCATION

Positioned in a cul-de-sac of four homes and ideally placed for access to multiple primary schools, a secondary school, local shops, a pharmacy and a doctors surgery. Close by is Chilvester Park. The centre of Calne is a gentle walk away with multiple facilities. The town is of Historic significance and has a Heritage Quarter with Norman Church, Merchant Green and the River Marden. Calne is the home of Wiltshire Ham and the Discovery of Oxygen.

ENTRANCE HALL

Stairs rise to the first floor. Door to the living room.

LIVING ROOM

14'6 x 11' (4.42m x 3.35m)

A window looks out over the front. There is room for sofas and further furniture. Door to the dining kitchen.

DINING KITCHEN

14' x 9'3 (4.27m x 2.82m)

The room is arranged to offer a natural space for a dining table and chairs. Patio doors open to the garden and expand the living space in fine weather. A window looks out over the garden also. There is a selection of fitted wall and floor cabinets with work surfaces. Corner shelf display. Inset is an electric oven, gas hob, and a hood over. Space has been allowed for a fridge freezer and washing machine. Store cupboard.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the bathroom. Access to the loft. Airing cupboard with hot water cylinder.

MASTER BEDROOM

7' x 3'3 (2.13m x 0.99m)

There is room for a king size bed and further furniture. Access to the master en-suite. A window looks out over the front of the home. Built-in four-door wardrobe.

MASTER DRESSING AREA

7' x 3'3 (2.13m x 0.99m)

Previously used as an en-suite with shower cubicle, that could be reinstated. Vanity cabinet with inset wash basin. Light and shaver point. Tile finishes.

BEDROOM TWO

11'1 x 7'3 (3.38m x 2.21m)

A window looks out over the rear garden. A generous single bedroom but could accommodate a double bed if required.

BATHROOM

6'5 x 6'4 (1.96m x 1.93m)

The suite offers a panel enclosed bath with mixer taps and shower attachment, a water closet, and a pedestal wash basin. Window with privacy glass. Extractor fan. Light and shaver point. Tile finishes.

FRONT GARDEN

Flat lawn with a path to the front door. Storm awning over the front door. Ornamental tree.

REAR SOUTHERLY GARDEN

Enclosed by fencing to three sides and there is a rear access gate. There is the feature of a large circular patio for outside dining and entertaining. The remainder is a flat lawn. The garden has a pleasing southerly aspect. Timber shed.

TWO CAR PARKING

The home has access to parking for two vehicles.



