



Quarrydale Close, Calne
£235,000



NO CHAIN! Situated in a quiet cul-de-sac on the south side of Calne, this semi-detached home boasts a beautiful south-facing garden. The property features a 14'4" x 12'3" lounge, a well-equipped breakfast kitchen and the added benefit of a garage with a driveway that accommodates two cars. Upstairs, there are two spacious bedrooms and a modern, generously sized bathroom. The home also includes gas central heating and double glazing throughout. Outside, you'll find a large front garden with side access and rear access via the driveway and garage area. The rear garden includes a patio area, a large flat lawn and an extra space for a storage shed.



CALNE & SURROUNDING AREAS

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

The home is situated in a quiet residential cul-de-sac to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town and schools.

THE HOME

Outlined in further detail as follows:

ENTRANCE PORCH

Upon entering the home, you come to an entrance porch where a further door opens to the living space. The porch allows space for storage of outdoor footwear and clothing. A window looks out over the front of the home.

LIVING/ DINING ROOM

17'01 x 12'01 (5.21m x 3.68m)

With a large window facing the front garden, this room enjoys an

abundance of daylight. The room has ample space for sofas and other furniture including a dining table and chairs. There is a deep store cupboard under the stairs. Stairs rise to the first floor accommodation.

KITCHEN

12'01 x 7'05 (3.68m x 2.26m)

The kitchen is fitted with base and wall units with laminate work surfaces over. There is an electric oven, gas hob and space for a fridge freezer and washing machine. A stainless steel sink and drainer is situated under a window that views out to the garden. Vinyl flooring. Upvc door to the garden.

FIRST FLOOR LANDING

Doors open to both bedrooms and the family bathroom.

BEDROOM ONE

12'02 x 11'02 (3.71m x 3.40m)

A great sized bedroom with a window to the front. There is plenty of space for a king size bed, bedside tables and further bedroom furniture. Fitted with carpet.

BEDROOM TWO

12'03 x 7 (3.73m x 2.13m)

A generous double bedroom with a window viewing out over the rear garden. Fitted with carpet. Airing cupboard.

BATHROOM

8'03 x 4'10 (2.51m x 1.47m)

A white suite that comprises a low level water closet, pedestal wash basin and panel bath with electric shower over. There is a window with privacy glass to the side. Laminate flooring and fully tiled walls, heated towel radiator.

EXTERNALS

Outlined as follows:

GARDENS

On a great plot with large gardens front and back. The rear garden is southerly exposed and also benefits from being fully enclosed with gated side and rear access leading to front of the home, the driveway and garage. The garden is laid to lawn in the majority with a garden path that leads to steps down to a patio area and the back door into the kitchen.

GARAGE

Accessed via an up-and-over door to the front, fitted with power and light.

PARKING

Parking for two vehicles in front of the garage on a brick paved driveway.



