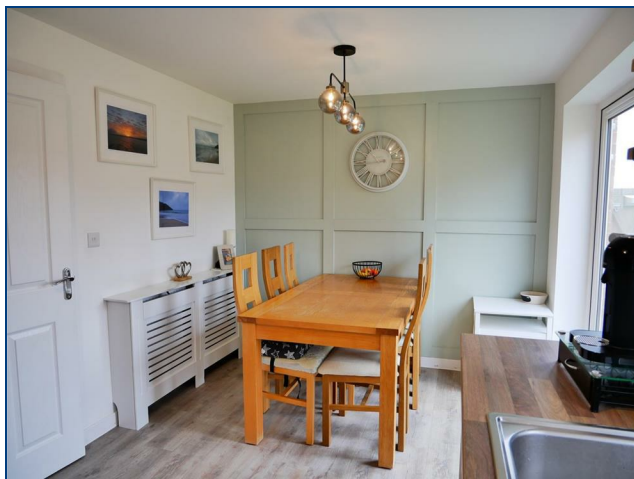




James Avenue, Calne
£270,000



Placed in the desirable Regents Park development, this well presented three bedroom semi detached home is situated close to green spaces and open countryside, whilst the amenities of the town centre are within walkable reach. Internally, there is an entrance hall, spacious living room, downstairs cloakroom and a dining kitchen which has French doors that open to a landscaped garden. On the first floor, there are three bedrooms, the principal with en suite, and a family bathroom. Externally the home enjoys an enclosed rear garden and a driveway allowing parking for two. Double glazing and gas central heating.



CALNE AND 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

Ideally placed with a short walk to a convenient store and the town centre. The home is in the catchment for multiple primary schools and also a secondary school. With countryside on the doorstep, there are excellent dog walks nearby and access to the 404 cycle route. A new bus service, the 40C, serves this residential development with a route into the town centre.

ENTRANCE HALL

Entering the property through a part-glazed front door, the carpeted entrance hall has room for coat and shoe storage and gives access to the living room, the guest cloakroom and the stairs to the first floor.

LIVING ROOM

14'04 x 12'2 (4.37m x 3.71m)

A good sized room with a window facing the front garden, and ample space for sofas, armchairs and further furniture. A door leads to a deep under-stairs cupboard, providing excellent storage. Fitted with carpet. A door leads to the kitchen dining room.

KITCHEN DINING

15'4 x 9'5 (4.67m x 2.87m)

A lovely bright room divided into natural areas for cooking and dining. The modern fitted kitchen comprises a selection of wall and base units with a laminate worktop over. Integrated to the kitchen is an electric fan oven and four ring gas hob with extractor hood. The combi boiler is housed within a wall cupboard here. There is space for a tall fridge freezer, dishwasher and washing machine. A stainless steel one and half sink and drainer is situated under a window that faces the garden. Subway style wall tiling. In the dining area, there is space for a dining table, chairs and other furniture. Decorative panelling to one wall. Double patio doors lead out to the garden. The kitchen dining room is fitted with Luxury Vinyl Tiled flooring.

GUEST CLOAKROOM

5'08 x 2'11 (1.73m x 0.89m)

Consisting of a pedestal water closet and wash hand basin. A window with privacy glass faces the front of the home. Luxury Vinyl Tiled flooring.

UPSTAIRS LANDING

The upstairs landing, fitted with carpet, provides access to all three of the bedrooms, family bathroom and a storage cupboard. This cupboard is currently used to house a condensing tumble dryer and has shelving above.

The loft hatch is located on the landing also.

PRINCIPAL BEDROOM

11'11 x 9'6 (3.63m x 2.90m)

With a window viewing out to the front, the principal bedroom has space for a kingsize bed, bedside tables and other furniture. A deep storage cupboard provides hanging space and shelving. Fitted with carpet.

EN SUITE

A modern suite comprising a pedestal water closet, wash basin vanity with cupboard under and a shower cubicle. A window with privacy glass faces the front. Luxury Vinyl Tiled flooring and wall tiling.

BEDROOM TWO

9'2 x 7'7 (2.79m x 2.31m)

Currently used as a child's bedroom, this room can accommodate a double bed, bedside tables and further furniture. A window faces the garden. Fitted with carpet.

BEDROOM THREE

7'7 x 6'1 (2.31m x 1.85m)

A good size single bedroom with a window facing the rear garden and fitted with carpet.

FAMILY BATHROOM

A modern fitted suite comprising a pedestal water closet, wash basin vanity with cupboard and panel bath. A window with privacy glass faces the side of the property, partially tiled walls and Luxury Vinyl Tiled flooring.

EXTERNAL

Outlined in more detail as follows

FRONT GARDEN

The front garden has a lawned area and planting to the borders. A central path has steps up to the front door.

REAR GARDEN

The attractive enclosed and level rear garden provides a lovely place to relax, dine or for children to play. Patio doors from the kitchen dining room lead out to a porcelain tiled path that borders a central lawned area and there is patio seating area, perfect for al fresco dining. A shingled section provides a useful area for storage or pot plant display. There is a timber shed, power supply, outside tap and a side gate that leads to the driveway.

DRIVE PARKING

Driveway parking that can accommodate two cars to the side of the home.

COUNCIL TAX BAND

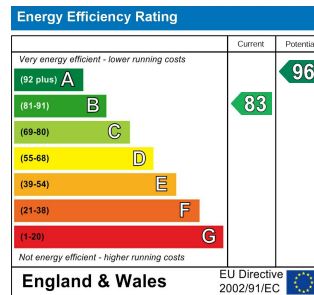
Council Tax band C

NB

There is an estate maintenance fee for the upkeep of the residential development. Please contact Butfield Breach for more information.







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

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