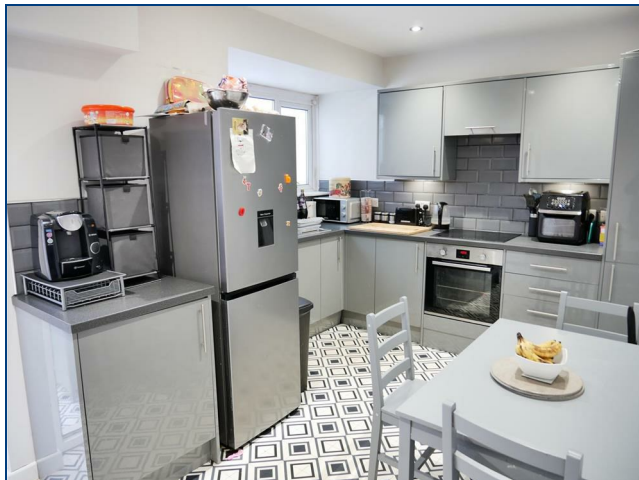




Bryans Close Road, Calne
£230,000



A semi detached home with a landscaped garden , off road parking and a quality fitted dining kitchen. The home offers a gentle flat walk to local town facilities including a medical centre, supermarkets, restaurants and cafes/bistros. The home is double glazed and gas centrally heated. The ground floor has a hall, living room with fireplace, fitted dining kitchen and a large conservatory/utility. The first floor has two double bedrooms and a shower room. To the front of the home is a brick drive with parking for two vehicles side by side. The rear garden is landscaped and includes a large patio for entertaining, lawn and a generous shed for storage. There is the possibility of further parking or garaging at the rear as other homes have done.



ENTRANCE HALL

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

LIVING ROOM

14'10 x 11'6 (4.52m x 3.51m)

The room has the focal point of a fireplace. A window views out over the front. There is room for a number of sofas and further furniture. Door to the inner lobby.

INNER LOBBY

The lobby opens onto the dining kitchen. Under stair store.

FITTED DINING KITCHEN

14'4 x 10' (4.37m x 3.05m)

Glazed door to the conservatory and windows to the rear and the side. The room is arranged to offer a natural space for a dining table and chairs. There is a selection of gloss fronted wall and floor cabinets with work surfaces. Under cabinet lighting. Attractive tile finishes. Inset electric hob, oven and hood over. Inset stainless steel sink and drainer. There is room for a large fridge freezer.

CONSERVATORY UTILITY

15' x 6'6 widening to 8' (4.57m x 1.98m widening to 2.44m)

Windows view down the rear garden and a glazed door opens onto the rear garden also. Worktop with plumbing for a washing machine under and space for a further machine. The room offers a multitude of uses.

FIRST FLOOR LANDING

Window to the side. Doors give access to the bedrooms and to the shower room. Window to the side.

MASTER BEDROOM

11' x 10'4 widening to 14'4 (3.35m x 3.15m widening to 4.37m)

A window looks out over the front. There is room for a large double bed and extra pieces of bedroom furniture. There is the focal point of a fireplace.

BEDROOM TWO

10'2 x 9'1 (3.10m x 2.77m)

A window offers views down the rear garden. There is room for a double bed or two singles plus extra furniture.

SHOWER ROOM

5'10 x 5'3 (1.78m x 1.60m)

The suite offers a shower cubicle, water closet and a pedestal wash basin. Tile finishes and a window.

FRONT BRICK DRIVE

To the front of the home is a brick drive with the ability to park two vehicles side by side.

REAR LANDSCAPED GARDEN

The gardens organised to offer areas of different character. Adjacent to the home is a large patio area that is perfect for outside dining and entertaining. From here you step onto a lawn area that is separated by well stocked raised beds. The lawn has stepping stones down to the end of the garden. At the end of the enclosed garden is a generous storage shed and a back gate.



