



Newcroft Road, Calne
£240,000



A well presented three bedroom mid-terraced home which is placed close to open green spaces with many local amenities and multiple schools nearby. Internally the ground floor features a living room and a wonderful dining kitchen located at the rear of the home with French doors opening out to a landscaped rear garden. The first floor offers three bedrooms which are complemented by a family bathroom. Externally the rear garden is enclosed and has been landscaped with patio areas and artificial grass. Recently upgraded double glazing throughout and gas central heating.



CALNE & SURROUNDING AREA

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 centres 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

There are local services very close by, including multiple convenience stores, primary schools and takeaways. The town centre facilities of Calne are just a flat walk away.

THE HOME

Outlined as below:

ENTRANCE HALL

8'3" x 5'9" (2.51 x 1.75)

Entry to the home is via a glass panelled composite front door, entering into the porch which opens up to a welcoming entrance hall. Space allows for display furniture and a door opens to a store cupboard. Stairs rise to the first floor accommodation and doors lead to the living room and dining kitchen.

LIVING ROOM

12'0" x 11'6" (3.66 x 3.51)

A large window looks out of the front of the home allowing the room to be filled with natural light. The living room can accommodate multiple sofas and display furniture, arranged around the chimney breast with timber lintel and brick hearth. Fitted with carpet.

DINING KICTHEN

21'04 max x 17'09 max (6.50m max x 5.41m max)

A fantastic space for those who like to dine and entertain. The dining kitchen is an L shape with French doors opening out to the rear garden expanding the living space during the warmer months. In more detail:

KITCHEN AND UTILITY

The kitchen has a range of wall and base cabinets with wood work surfaces over. Inset to the worktops is a ceramic sink with drainer, electric hob and under counter electric oven. Space and plumbing allows for a washing machine, tumble dryer and American sized fridge freezer. A door leads to the garden and there is also a window above the sink. Door to the under stairs storage cupboard. Vinyl flooring and tiled finishings.

DINING ROOM

Following on from the kitchen is the dining area. Space allows for a generous dining room table and chairs and further display furniture. French doors open out over the landscaped rear garden.

FIRST FLOOR LANDING

Newly fitted carpet to the stairs and upstairs landing. From here doors give access to all three bedrooms and the family bathroom. The airing cupboard is located here, which houses the combi boiler. There is a further useful store cupboard and loft access, with loft ladder and partial boarding.

PRINCIPAL BEDROOM

10'9" x 10'0" (3.28 x 3.05)

A generous principal bedroom which can accommodate a king size bed, bedside tables and further storage furniture. This bedroom also has the benefit of a built in wardrobe. A large window looks out over the front of the home.

SECOND BEDROOM

11'4" x 9'9" (3.45 x 2.97)

A brilliant sized second bedroom positioned at the rear of the home. This bedroom can accommodate a double bed, bedside tables and further furniture. There is a storage cupboard with shelving and a large window looking over the rear garden.

THIRD BEDROOM

11'6" x 6'8" (3.51 x 2.03)

Bedroom three is fantastic in size. This bedroom allows space for a single bed and further bedroom furniture but the room is currently utilised as a home office.

FAMILY BATHROOM

7'7" x 5'9" (2.31 x 1.75)

A modern family bathroom consisting of a P shaped bath with shower over, wash basin inset to a vanity with storage and a concealed water closet. Tiled finishings and two windows with privacy glass.

EXTERNAL

Outlined as follows

REAR GARDEN

A fully enclosed rear garden, east facing. The garden has been arranged to allow for dining, lounging and entertaining during the warmer months. There is a patio area adjoining from the dining room and a further paved area at the bottom of the garden. There is a section laid with artificial grass for easy maintenance. To one corner of the garden there is an outdoor bar and storage shed. Gate to rear access footpath.

OFF ROAD PARKING

To the front, there is a gravelled parking area that can fit two cars. A paved path leads to the front door of the home.

COUNCIL TAX BAND

Council Tax Band B.



