

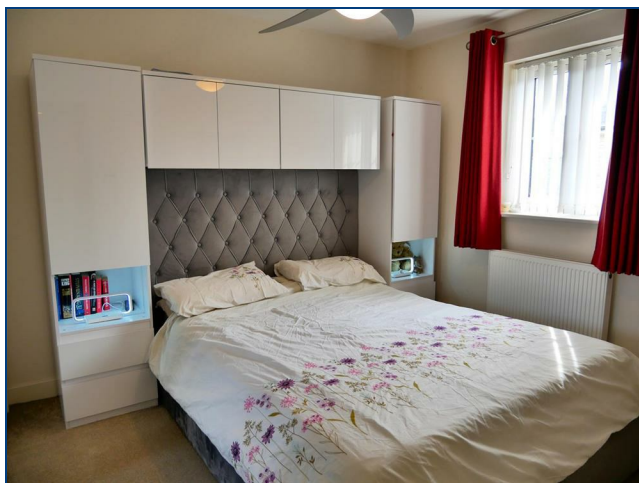


Station Road, Calne
£289,000



The owners have found a NO CHAIN property they would like to buy! Situated in the highly desirable Station Meadows development on the south of Calne, with immediate access to country walks and just a short walk to the town center. The home features bright, open and generous accommodation with a great garden and garage carport with electric roller door providing private parking for three vehicles.

Internally, you are welcomed by an entrance hall leading to a cloakroom, a contemporary dining kitchen, and then into a spacious living room with feature Velux window and patio doors opening to the rear garden. The first floor features three double bedrooms, a family bathroom and an en-suite to the master. Built in 2015, the home benefits from gas central heating and double glazing throughout. Other benefits include a storage room/potential workshop and a sizeable enclosed garden.



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

Situated on the south side of Calne within walking distance of the town and on the doorstep is a local walking path leading to open fields and countryside making this a highly desired location.

ENTRANCE HALL

9'1" x 3'1" (2.77 x 0.94)

Entry to the property is via a recently fitted door into the entrance hall, along with a door to the dining kitchen and cloakroom. There is a storage cupboard beneath the stairs. Stairs lead to the first floor.

CLOAKROOM

2'11" x 5'4" (0.89 x 1.63)

Comprising a water closet and wash basin in a matching style with tiled flooring. There is a tiled splash back and radiator.

DINING KITCHEN

15'3" x 9'0" (4.65 x 2.74)

The bright and open dining kitchen offers ample space for both cooking and dining, comfortably accommodating a generous table and chairs. Double doors provide seamless access to the living room, enhancing the open-plan feel.

The modern fitted kitchen features matching wall and base cabinets, along with additional cupboards and worktops installed by the current owners for extra storage.

It includes an integrated electric oven, an induction hob with a matching hood, and designated space and plumbing for a washing machine and a tall fridge freezer. The space is finished with tiled flooring and sleek spotlighting, adding to its contemporary appeal.

LIVING ROOM

15'8" x 10'7" (4.78 x 3.23)

The living room is bright and airy, featuring a Velux window and French doors that open to the garden, filling the space with natural light. There is ample room for multiple sofas and additional living room furniture. Internal double doors connect to the dining kitchen, offering the flexibility to create a spacious open-plan layout.

FIRST FLOOR LANDING

9'1" x 2'9" (2.77 x 0.84)

Leading to all the bedrooms and the family bathroom. Here you will find access to the partially boarded loft and airing cupboard.

MASTER BEDROOM

9'0" x 9'10" (2.74 x 3.00)

A generous and bright master bedroom with space for a double bed, and bedside tables. There are two built-in wardrobes and a door which leads to the en-suite. There is a window that looks over the front of the property. Fitted with a ceiling fan with light.

EN-SUITE

9'1" x 2'11" (2.77 x 0.89)

Off the master is a modern fitted suite consisting of a shower cubicle, water closet and wash basin in a matching style. Fitted with tiled flooring, a heated towel rail and a window with privacy glass.

BEDROOM TWO

8'5" x 10'9" (2.57 x 3.28)

With a window that looks over the rear garden, this bedroom can easily accommodate a double bed, bedside tables, and further bedroom furniture.

BEDROOM THREE

6'5" x 10'08" (1.96 x 3.25)

A generous single bedroom that could accommodate a double if required. A window looks to the front of the property.

FAMILY BATHROOM

6'6" x 6'4" (1.98 x 1.93)

A fully tiled fitted suite consisting of a panel enclosed bath with mixer tap and shower, water closet and wash basin. Finished with wall tiling, tiled flooring, a heated towel rail and window to the front with privacy glass.

REAR GARDEN

A spacious garden with gated access from the carport driveway. The garden is fully enclosed and mainly laid to lawn with two patio areas. A recently added wooden gazebo with power, light, and an electric heater makes the perfect entertaining area.

CAR PORT/PARKING

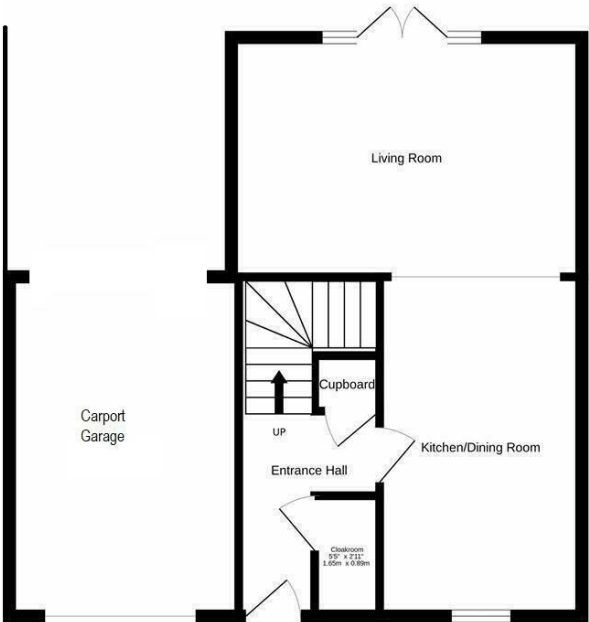
A carport garage with electric roller door to the front. A 32 ft drive which allows off street parking for three. The drive is half covered by the car port.

STORAGE SHED

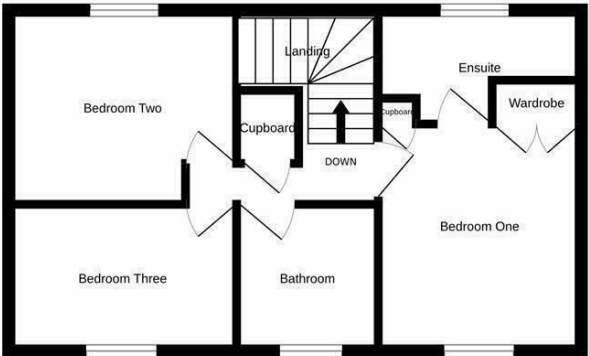
An interesting bonus to the newly built home is an 18 ft storage room with lighting. To the right of the home and with its own locked door this space is ideal for storage or a potential work shop.



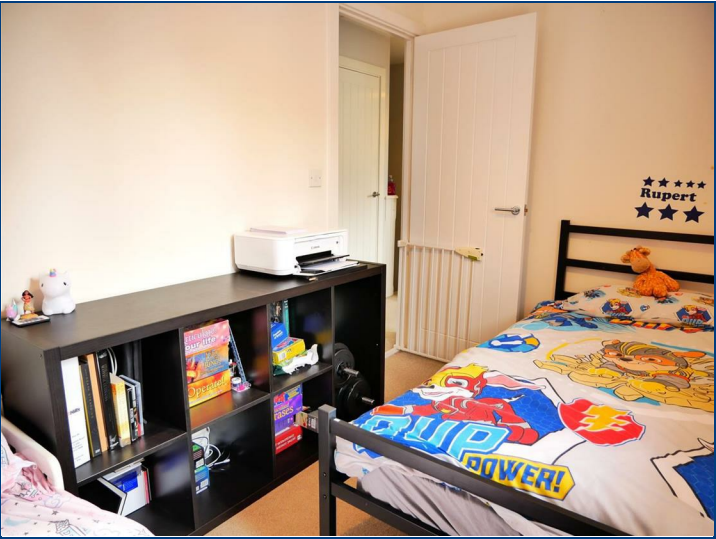
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	