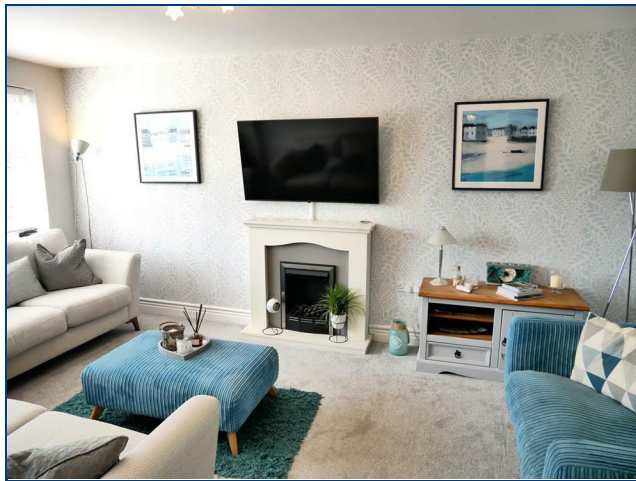




York Road, Calne
£330,000



OFFERS INVITED! A home that forms part of the 'Heritage Collection' built by Redrow Homes and placed on the Steeple Chase development. A three bedroom semi-detached home occupying a corner position and benefitting from parking and a garage. The ground floor gives you a spacious living room and a quality fitted dining kitchen that opens out onto the landscaped garden. There is a formal hall, guest cloakroom and laundry. The first floor has three generous bedrooms (two with wardrobes) and a family bathroom. The master benefits from an en-suite with double shower. The home is presented in excellent condition throughout and features gas central heating and double glazing. The home is close to country walks and a gentle stroll to the facilities of the town centre. NOTE! The owners have found a vacant possession property they would like to purchase.



LOCATION

The property is placed to the North of the centre of Historic Calne in a residential estate developed in recent years. The development has numerous green spaces for relaxation and recreation. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops on Church Street and the River Marden. Recent times have seen the development of tourism focusing on a number of key and unique factors. Calne is the home of the Wiltshire Cure (Wiltshire Ham and Bacon) and key in the Discovery of Oxygen.

The property offers a gentle walk to Medical Centres, Primary Schools and Pharmacies. Calne centre offers two Supermarkets, a good selection of shops, restaurants and eateries. On the southern and northern edges are two leisure centres with one having a swimming pool. There are a number of gyms in the area also with a number having swimming pools. The southern section has a Secondary School and the northern sector also has a large Tesco Supermarket.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 offers routes westerly to Bowood/Derry Hill, Chippenham, Bath and the M4 westbound.

To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. The No 55 Bus offers a regular service connecting the train stations of Chippenham and Swindon plus taking in the villages in-between.

ENTRANCE HALL

Entry to the home is via a storm porch with a composite front door leading into the hall. From the hall stairs give access to the living room, dining kitchen, cloakroom and utility cupboard. There is an open balustrade staircase leading to the first floor.

GUEST CLOAKROOM

5'7" x 3'0" (1.70 x 0.91)

A matching suite consisting of a water closet and wash basin. Placed to the front of the home with a window that has privacy glass. Extractor fan.

LAUNDRY CUPBOARD

Placed beneath the stairs with plumbing for a washing machine and additional storage space.

LIVING ROOM

16'3" x 10'5" (4.95 x 3.18)

A spacious living room which is placed to the front of the home and offers room for multiple sofas and additional wall space for cabinets and other furniture. There is a central feature fireplace which has an electric fire and surround.

DINING KITCHEN

17'8" x 10'2" (5.38 x 3.10)

The room offers space for a dining table, chairs and extra furniture. French doors open out onto the rear garden-expanding living space in fine weather. There is a selection of quality fitted floor and wall cabinets with work surfaces and under cabinet lighting. Integrated fridge freezer, dish washer, electric oven and a microwave oven. Gas hob with hood over. A peninsular unit has fitted cabinets and offers a natural divide between the kitchen and dining areas. Inset sink and drainer.

FIRST FLOOR LANDING

Doors lead to the bedrooms and to the main bathroom. Store cupboard and an airing cupboard.

MASTER BEDROOM

12'0" x 8'9" (plus wardrobes) (3.66 x 2.67 (plus wardrobes))

The master bedroom can accommodate a king-size bed, bedside tables and further wall space for extra furniture. There is a bank of fitted wardrobes. A window looks out to the front and there is access to the en-suite.

MASTER EN-SUITE

6'8" x 4'0" (2.03 x 1.22)

An en-suite consisting of a double shower cubicle, water closet and wash basin set into a vanity cabinet.. There is wall tiling, a heated towel rail and an extractor fan.

BEDROOM TWO

10'2" x 9'6" (3.10 x 2.90)

Another excellent double bedroom with space for a bed, bedside tables and additional wall space for further bedroom furniture. A window views out over the rear landscaped garden.

BEDROOM THREE

8'4" x 7'10" (2.54 x 2.39)

Generous in size the room has a window that looks out over the rear garden. Built-in are wardrobes, dressing table with drawers and high level cabinets. There is room for a single bed and extra furniture. The room would also make an ideal home office/study/hobby room. (Note the room could accommodate a double bed if the dressing table was replaced). The room is currently being used as an office.

FAMILY BATHROOM

6'6" x 5'8" (1.98 x 1.73)

The bathroom features a diamond shaped window with privacy glass. The suite offers a panel enclosed bath with shower and screen, a water closet plus a wash basin set into a vanity cabinet. Finished with wall tiling, a heated towel rail and an extractor fan.

FRONT GARDEN

To the front of the home is a pathway with steps leading to the front door. There is a shingled section with a low level hedge to the front and shrub beds to the side.

REAR GARDEN

A wonderfully landscaped rear garden which has a shaped lawn leading to a rear raised patio that offers space for a range of garden furniture. To the borders are well stocked flower and shrub beds and there is gated side access. You can also access the garden from the French doors in the kitchen.

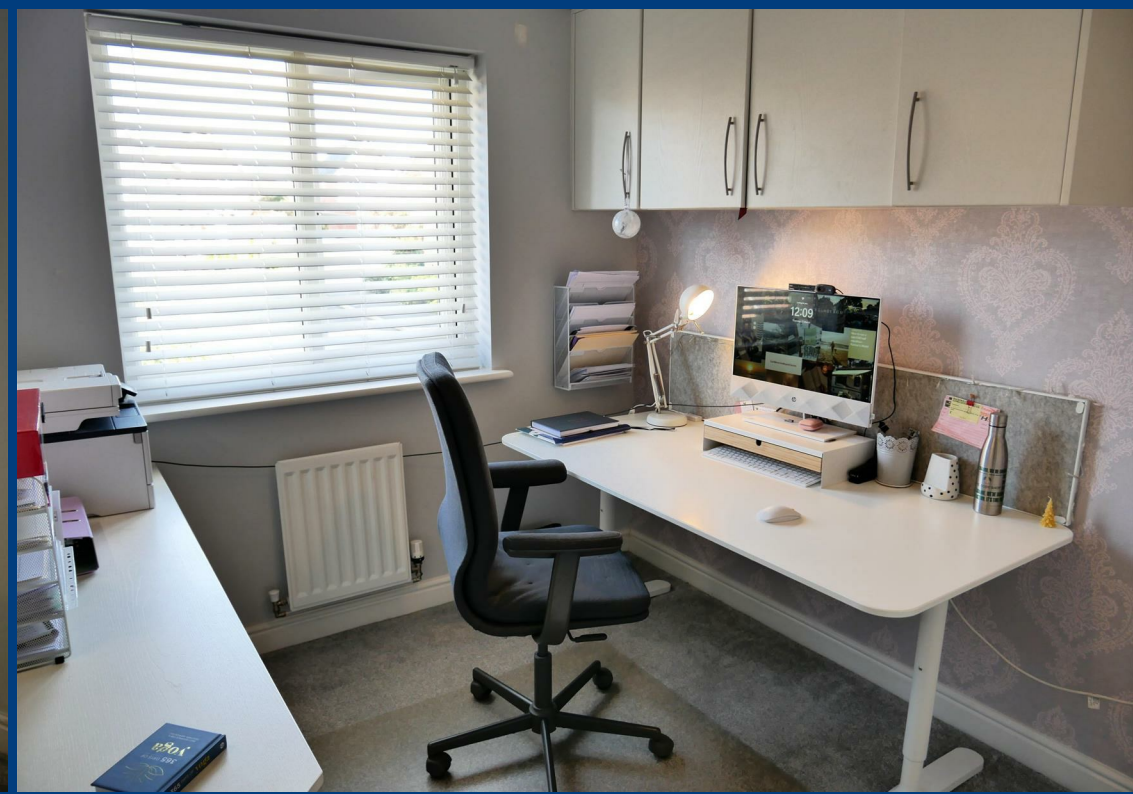
GARAGE

'9 x 10' ('2.74m x 3.05m)

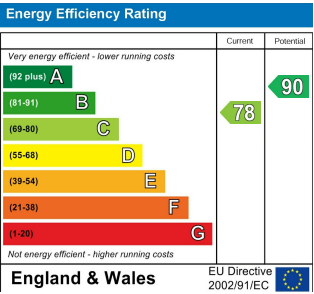
A single garage which is slightly larger than average placed beneath a coach house with parking in front. The garage being below another property does mean that there is a lease which is 999 years from new.

DRIVE PARKING

To the front of the garage there is private parking off road.







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

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