



Curzon Close, Calne
Asking Price £260,000



This well-presented three-bedroom semi-detached home is situated in a quiet cul-de-sac, just a short walk from the town center and scenic countryside walks.

The ground floor boasts a bright and spacious dual-aspect living area, naturally divided into lounging and dining spaces, with the added benefit of a recently built conservatory. The modern fitted kitchen includes integrated appliances, featuring a convenient chest-height oven and grill. Upstairs, there are three well-proportioned bedrooms, two of which offer extensive fitted wardrobes, and a recently updated shower room completes the first floor. Externally, the property features a beautifully landscaped rear garden designed for low maintenance with gated side access, as well as a charming front garden.

The home has modern double glazing throughout and gas central heating. A fantastic opportunity in a sought-after location!



ACCESS & AREAS CLOSE BY

The home is on the doorstep of country walks and Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, 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.

LOCATION

The home is placed moments from Calne centre and in a development of mainly bungalows. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Calne centre has supermarkets, bistros, restaurants, and a good selection of

independent shops. There are numerous medical centres and pharmacies also. Recent times have seen the opening of a Tesco Superstore on the edge of town and the area has numerous primary schools plus a secondary school. A brief outline of the accommodation is as follows:

ENTRANCE PORCH

Upon entering the home there is a porch which gives storage space ideal for outdoor wear.

LIVING & DINING ROOM

23 x 16'05 (max) (7.01m x 5.00m (max))

A light and airy room with windows looking out over the front garden and doors into the conservatory. The room is organised to offer natural dining and lounging areas. There is space for a number of sofas, a dining table, chairs, and further items of furniture to complement.

CONSERVATORY

A stylish half-brick conservatory with large windows for natural light and a protective sunroof to reduce glare and heat, creating a comfortable year-round space. Double doors into the garden.

KITCHEN

A recently fitted kitchen, with a selection of white wall and base cabinets. The kitchen benefits from integrated white goods, including a chest height oven with grill, electric hob with pull-out extractor hood. Beneath a window looking out over the rear garden is a sink with drainer. Space and plumbing for a washing machine and a tall fridge freezer. Finished with splashback tiling. A glazed panel door opens out to the rear garden.

FIRST FLOOR LANDING

Doors open to all three bedrooms, the shower room, and the airing cupboard. Loft access.

SHOWER ROOM

Featuring a generously sized walk-in shower with both rainfall and handheld shower heads, a seat, grab rails, there is a pedestal sink and water closet. Heated towel radiator.

BEDROOM ONE

An extensive range of quality 'sharpes' fitted bedroom furniture, including bedside tables, over bed storage, wardrobes, draws and a dressing table with mirror. Space to accommodate a double bed.

BEDROOM TWO

With a window viewing over the rear garden, there is space to accommodate a double bed and further bedroom furniture with the benefit of fitted 'Sharpes' wardrobes.

BEDROOM THREE

A generous single bedroom with a window that looks out over the front of the home. Bedroom three would also make an ideal study. Built-in storage cupboard.

EXTERNALS

The home has a front and rear garden, outlined in further detail as follows:

GARDENS

The rear garden is fully enclosed and designed for easy maintenance if desired. There is planting of shrubs and perennials along the borders. A side gate gives access to the front of the home. There is space for a shed and patio areas for outside furniture.



