



Lickhill Road, Calne
£275,000



Two double bedrooms and a DOUBLE GARAGE! Offered for sale with No Chain!

This charming period home benefits from having a large rear garden, as well as parking and a double garage. Internally, there is an entrance porch, a living room with a bay window, a dining kitchen, a utility boot room as well as a guest cloakroom. On the first floor, there are two double bedrooms, with the principal being an excellent size, as well as a four-piece family bathroom. Placed close to schools, amenities, and green spaces, as well as being a flat walk into town. Gas central heating and double glazing.



ACCESS & AREAS CLOSE BY

The property is placed just a few hundred meters to the North of the centre of Historic Calne. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops on Church Street and the River Marden. Calne is the home of the Wiltshire Cure (Wiltshire Ham and Bacon) and key in the Discovery of Oxygen. Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer.

The A4 offers routes westerly to 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 property offers a gentle walk to two Medical Centres and two Pharmacies. Calne centre offers two Supermarkets, further Pharmacies, and a good selection of shops, restaurants, and eateries. On the southern and northern edges are two leisure centers with one having a swimming pool. The northern sector also has a large Tesco Supermarket.

THE HOME

Outlined in more detail as follows:

ENTRANCE PORCH

Upon entering the home, you come to an entrance porch, which allows space for hanging outdoor wear. Internal window with obscure glass. A glass panelled door leads through to the living room.

LIVING ROOM

18' x 16' (5.49m x 4.88m)

Following on from the entrance porch, you come through to a spacious living room. Space allows for multiple sofas and display furniture. Alcove cupboards on either side of chimney breast, plus shelving. A glass door leads through to the dining kitchen and stairs rise up to the first floor. A window looks out over the front of the home. Laminate herringbone flooring, decorative panelling to walls and exposed beams.

DINING KITCHEN

18' x 8'6 (5.49m x 2.59m)

Following on from the living room is the dining kitchen. The room has been arranged allowing natural areas for cooking and dining. The kitchen has been fitted with a range of wall and base cabinets. Beneath a window enjoying views out over the rear garden is a ceramic sink with drainer. Integrated is an electric oven, and an electric hob with an extractor hood over. Space and plumbing allow for a dishwasher and washing machine. Tiled finishings. Space allows for a dining room table and chairs. A door opens to storage beneath the stairs. Wood-effect laminate flooring.

UTILITY/ BOOT ROOM

From the dining kitchen, a glass door leads through to the utility boot room. Space allows for outdoor wear, a fridge freezer as well as a tumble dryer. A door opens to the guest cloakroom and a further glass door leads out to the rear garden. Two further windows facing the rear garden. Tiled flooring. The combi boiler is situated in this room.

GUEST CLOAKROOM

5'3 x 3'1 (1.60m x 0.94m)

Complementing the ground floor accommodation is the guest cloakroom, which consists of a contemporary wash basin placed upon vanity with a display shelf and a water closet. A window with privacy glass opens out over the rear of the home.

FIRST FLOOR LANDING

Carpeted stairs and landing. From here, doors lead through to both the bedrooms and the family bathroom. Here is where the loft hatch is located.

PRINCIPAL BEDROOM

14'9 x 10'3 (4.50m x 3.12m)

An excellent size bedroom that has space for a super king-size bed, bedside tables and further bedroom furniture. A recess allows a natural area for a dressing table or a wardrobe. A large window looks out over the front of the home, filling the room with natural light. Decorative panelling to walls. Fitted with carpet.

BEDROOM TWO

10'7 x 8'10 (3.23m x 2.69m)

With a window enjoying views out over the rear garden is bedroom two. This room can accommodate a double or single bed and further bedroom furniture. This room would also make a great home office. Carpeted.

FOUR PIECE BATHROOM

8'10 x 7'3 (2.69m x 2.21m)

Having a window with privacy glass opening out over the rear garden of the home, is a four-piece family bathroom. The suite consists of a panel-enclosed bath, shower cubicle, water closet, and a vanity unit with an inset wash basin. Tiled finishings. Vinyl flooring.

FRONT ENCLOSED GARDEN

The front of the home has been designed for ease of maintenance, laid to shingle. A path leads to the front entrance.

LANDSCAPED REAR GARDEN

Adjacent to the utility boot room, is the landscaped rear garden. There is an area laid to the patio ideal for lounging or dining furniture during the warmer months. The rest of the garden is laid to lawn with flower beds to the borders. A path leads to the rear parking and double garage.

SUMMER HOUSE

8' x 8' (2.44m x 2.44m)

Glazed French doors and windows to both front and side. There is a timber shed to the side also.

PARKING

Placed in front of the double garage is a parking area that could happily accommodate multiple vehicles.

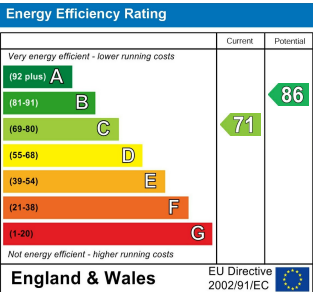
DOUBLE GARAGE

19'9 x 16'3 (6.02m x 4.95m)

Accessed via two up-and-over doors. There is eaves storage, power, light, water, and wiring for the internet.







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

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