



Grayling Close, Calne
£270,000



NO CHAIN! Positioned in a quiet court yard in the popular Lansdowne Park development is this three bedroom detached home, with garage and parking. Internally on the ground floor the home consists of dual aspect living room, conservatory, dining room, cloakroom and a modern kitchen. To the first floor the home offers a large master bedroom with en- suite, and two further bedrooms. There is also a family bathroom. Externally the home has an easy maintenance garden with a pedestrian door opening into a garage. There is also secure parking behind a gated driveway. The home is within easy access of primary schools, nursery's, shops and countryside walks. Fitted with double glazing and gas central heating.



ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

LOCATION

Placed on the desirable Lansdowne Park development with convenient access to local shops, schools and two medical centres. A flat walk takes you to the multiple facilities of the town centre.

THE HOME

Outlined as follows:

ENTRANCE HALL

A spacious entrance hall with balustrade stairs which rise up to the first floor landing. Space is allowed under the stairs for storage of outdoor wear. Doors lead to the living room, cloakroom, dining room and kitchen.

LIVING ROOM

18'9 x 10'5 (5.72m x 3.18m)

A bright and spacious living room. which can accommodate multiple sofas and display furniture. A window looks out over the front of the home and French doors open out into the conservatory.

CONSERVATORY

11'5 x 11'1 (3.48m x 3.38m)

Enjoying views out over the rear garden of the home is a conservatory. The conservatory is of a good size and could be utilized to suit a buyer's needs, such as a further sitting room, home office or play room. French doors open out to the rear garden and back into the lounge.

GUEST CLOAKROOM

5'3 x 2'11 (1.60m x 0.89m)

The cloakroom consists of a wall hung wash basin and a water closet.

DINING ROOM

10'2 x 10'1 (3.10m x 3.07m)

With a window over looking the front of the home is a dining room. Space allows for a dining room table, chairs and further display furniture.

KITCHEN

15'2 x 6'6 (4.62m x 1.98m)

The kitchen is modern and has been fitted with a range of wall and floor cabinets. Beneath a window that views out over the rear garden of the home is a sink with drainer. Integrated to the kitchen is a mid height double oven and an electric hob with extractor hood over. Space and plumbing allow for a fridge freezer, washing machine and dishwasher. Tiled finishes. Doors open back into the entrance hall and out to the rear garden.

FIRST FLOOR LANDING

A balustrade landing where doors open to all three bedrooms, the family bathroom and an airing cupboard. A window looks out over the rear garden of the home, filling the landing with natural light.

MASTER BEDROOM

12'5 x 12' (3.78m x 3.66m)

The master bedroom can accommodate a king size bed, bedside tables and further bedroom furniture. A window opens out over the front of the home and a door opens to an en-suite.

MASTER EN-SUITE

7'1 x 5' (2.16m x 1.52m)

Complementing the master bedroom is an en-suite. Consisting of a shower cubical, pedestal wash basin and a water closet. A window with privacy glass opens out over the front of the home.

BEDROOM TWO

10'10 x 10'7 (3.30m x 3.23m)

A fantastic sized second bedroom with a window looking out over the front of the home. This room can accommodate a double bed, bedside tables and further bedroom furniture. A door opens to a storage cupboard.

BEDROOM THREE

7'10 x 7'6 (2.39m x 2.29m)

With a window enjoying views out over the rear garden is bedroom three. This room makes a generous sized single bedroom or a great home office.

FAMILY BATHROOM

6'6 x 5'6 (1.98m x 1.68m)

A white suite bathroom consisting of a water closet, pedestal wash basin and a panel enclosed bath with mixer taps over. A window with a deep window ledge, opens up over the rear garden of the home. Tiled finishings.

EXTERNAL

Outlined as follows:

REAR GARDEN

Adjacent from the kitchen or from the conservatory is an easy maintenance rear garden. The garden is mainly laid to shingle with the middle section of the garden laid with artificial grass, making this an ideal garden for pot plants. An opening leads to the driveway and a door opens into the garage.

GARAGE

Accessed via an up and over door or via a pedestrian door from the garden. Fitted with power and light

PARKING

22' x 9'1 approx (6.71m x 2.77m approx)

Behind double gates and in front of the garage is parking for one

N.B

Viewing is strongly advised. More pictures of the home to come.

NOTE

Council Tax Band - D



