



Wenhill Heights, Calne
£260,000



With vacant possession and no chain, this good condition three bedroom semi-detached home is located in a popular southside residential location. The town centre and countryside walks are both easily accessible. Internally on the ground floor there is an entrance hall, dual aspect living room, separate dining room and kitchen. Upstairs are three bedrooms, two of them doubles, and a recently fitted shower room. Externally, the home has excellent sized front and rear gardens and plenty of off road parking on the side driveway. Gas central heating and double glazing.



CALNE AND SURROUNDING AREA

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 centres 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

The home is located just to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town.

ENTRANCE HALL

7'4 x 2'11 (2.24m x 0.89m)

Front the front door, the entrance hall is carpeted and allows space for coat and shoe storage. The electric fusebox is located here.

LIVING ROOM

14'08 x 11'02 (4.47m x 3.40m)

A bright dual aspect living room with ample space for sofas and armchairs alongside further furniture. Windows face the front and side of the home. Fitted with carpet. A door opens to the dining room.

DINING ROOM

13'02 x 7'02 (4.01m x 2.18m)

A separate formal dining room that can accommodate a good size dining table set. A window views out to the rear garden. Stairs rise to the first floor. Fitted with carpet. Door to the kitchen.

KITCHEN

13'02 x 6'11 (4.01m x 2.11m)

The kitchen comprises wall and floor cupboards with laminate work surfaces and tiled splashbacks. A freestanding gas cooker and fridge are included in the sale. There is a useful under stairs storage cupboard and space for a small dining table at one end of the room. The wall-hung boiler is located here. A stainless steel drainer sink is positioned beneath a window that faces the side of the property. Door to the side drive and garden. Vinyl flooring.

UPSTAIRS LANDING

Carpeted stairs and upstairs landing. Access to the bedrooms and shower room. Loft access.

BEDROOM ONE

13'02 x 8'09 (4.01m x 2.67m)

Of good size, bedroom one can accommodate a kingsized bed, bedside tables and further furniture. Airing cupboard with hot water cylinder. A window views over the rear garden. Fitted with carpet.

BEDROOM TWO

9'10 x 8'04 (3.00m x 2.54m)

Bedroom two has the bonus of a built-in wardrobe with hanging space and a cupboard over. With a window viewing over the rear garden, there is ample space for a double bed and further furniture. Carpeted.

BEDROOM THREE

8'06 x 5'09 (2.59m x 1.75m)

A single bedroom that would make an excellent home office or nursery. Fitted with carpet and with a window facing the side.

SHOWER ROOM

7 x 6'02 (2.13m x 1.88m)

Fitted in recent times, the shower room comprises a double shower cubicle with electric shower, a concealed cistern water closet and wash basin vanity. Tiled walls and vinyl flooring. Chrome towel radiator. A window with privacy glass faces the side of the home.

FRONT GARDEN

A deep front garden, mainly laid to lawn but with established shrubs and low picket fencing. A path leads to the front door and round to the side of the home.

REAR GARDEN

The lovely rear garden is fully enclosed, mainly laid to lawn with established high hedging and shrub planting to the borders. Enclosed by fencing and with a gate to the side driveway. There is the benefit of a garden shed also.

DRIVEWAY PARKING

The driveway extends from the front of the home and along the side of the property, allowing space for three/four cars.

COUNCIL TAX BAND

Council Tax Band C.



