



Hazel Grove, Calne
£220,000



A two-bedroom home placed in a quiet close on the south side of Calne. The property features a generous garden, parking to the front and further parking through an arch to the rear. Internally, the home offers a fitted kitchen, spacious living dining room, two bedrooms and a bathroom. Upgrades in recent years include a new boiler, electrical fuse box and consumer unit, smart meters, and smoke alarm. Located within walking distance of the town centre and fitted with gas central heating and double glazing throughout. An excellent home for a first buy, downsizer, Pied à terre or investment.



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 situated in a quiet cul-de-sac within a popular southside residential location. A short walk takes you to both the town centre and it's multiple facilities or to open countryside.

ENTRANCE HALL

Entry to the home is via a composite front door into an entrance hall. From the hall, doors lead into the kitchen and the living room. Fitted with laminate flooring and providing space for display furniture.

FITTED KITCHEN

8'6" x 8'0" (2.59 x 2.44)

A matching fitted kitchen with multiple floor and wall cabinets. Space allows for a washing machine, tumble dryer and a tall fridge freezer. There is an integrated electric oven, gas hob and extractor hood. A sink is positioned beneath a window facing out over the front of the home. There

is a water softener plumbed in the cupboard under the sink. The combi boiler with magnetic filter situated here has been replaced in recent years, with five years warranty remaining. There is wall tiling and laminate flooring.

LIVING DINING ROOM

15'8" x 12'1" (4.78 x 3.68)

A generous room which enjoys views over the garden via a stable style door and two windows. The space offers room for multiple sofas with further space for a moderate dining table and chairs. There is plenty of additional wall space for cabinets and other furniture. An open balustrade staircase leads to the first floor and there is laminate flooring.

FIRST FLOOR LANDING

From the living room the staircase leads to the first floor landing with doors giving access to the bathroom and two bedrooms. Fitted with carpet. Loft hatch giving access to loft space with partial boarding.

BEDROOM ONE

12'7" x 12'1" (3.84 x 3.68)

An excellent double which offers space for a king-size bed, bedside tables and additional furniture. There is a natural recess for a large set of wardrobes and a plinth which is ideal for a television or display furniture. Fitted with carpet and a window looking out over the garden.

BEDROOM TWO

11'9" x 6'0" (3.58 x 1.83)

The second bedroom would make an ideal office space, dressing room or generous single bedroom. Fitted with carpet and a window looking out to the front.

BATHROOM

8'7" x 5'10" (2.62 x 1.78)

A matching white suite consisting of a panel enclosed bath with shower and glass splash screen, a water closet and pedestal wash basin. There is a built-in linen cupboard, laminate flooring and a window which has privacy glass.

REAR GARDEN

The rear garden is laid mainly to lawn with a patio area for outdoor dining and entertaining in the warmer months. There is also a useful garden shed. Access to the rear parking.

FRONT PARKING

To the front of the property is a gravel driveway which provides off road parking for one vehicle. There is a paved pathway leading to the front door.

REAR PARKING

To the right of the property is an archway which provides access to the rear garden and provides an extra parking space off-road.

COUNCIL TAX BAND

Council Tax Band B.



