Long Barrow Road, Calne

£295,000

Butfield Breach

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Offered for sale with no chain and vacant possession, this two-bedroom detached bungalow with garage and driveway is situated in the popular Curzon Park development, close to the town centre and open countryside walks. The home is placed on a well proportioned plot, with front garden and an enclosed, flat rear garden that is laid to patio. Internally, there is an entrance porch, a living-dining room, a fitted kitchen and a conservatory. From the inner hall, there are two double bedrooms and a shower room. Additionally, the home benefits from gas central heating, owned solar panels 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 placed moments from Calne centre and in a development of mainly bungalows. A short level walk takes you to the town centre with it's multiple facilities or to open countryside.

ENTRANCE PORCH
5'05 x 3'05 (1.65m x 1.04m)
A newly fitted uPVC glazed front door opens to the entrance porch, where there is space for coat and shoe storage. The solar panel meter and electric fuse box is located here. Glazed panel door opens to the living dining room.

LIVING DINING ROOM
Following on from the entrance hall you come to the living dining room which gives access to the inner hall, conservatory and kitchen. The room has natural areas defining the living room and the dining area. In a little more detail:

LIVING ROOM
20'04 x 14'05 (6.20m x 4.39m)
There is an exposed brick feature fireplace with a gas fire. Ample space for sofas and armchairs alongside further furniture. A large window looks out over the front of the home. Fitted with carpet.

DINING AREA
10'01 x 7'09 (3.07m x 2.36m)
With a wood-effect ceramic tiled floor, there is sufficient space for a large dining room table, chairs and storage/display furniture. A large opening leads to the conservatory and door to kitchen.

KITCHEN
9'09 x 9 (2.97m x 2.74m)
The kitchen comprises a range of wall and base cupboards with laminate worktops. A composite one and a half sink and drainer is positioned under a window facing the rear garden. There is a gas cooker and cooker hood, plus space for a dishwasher, washing machine and tall fridge freezer. Mosaic tiled splashbacks and ceramic tiled flooring. Pantry cupboard.

CONSERVATORY
Through a wide doorway opening from the living dining room, the conservatory offers a further reception room, with ample space for sofas, armchairs and other furniture. Windows to side and rear, plus a skylight letting in an abundance of daylight. A door opens to the rear garden. Fitted with carpet.

INNER HALLWAY
The inner hallway gives access to both the bedrooms and the shower room. There is an airing cupboard with a combi boiler (fitted in 2023) and water softener fitted in 2024. The loft hatch is located here. The loft is partially boarded and there is a drop-down ladder.

BEDROOM ONE
10'04 x 9'02 (3.15m x 2.79m)
Bedroom one has the benefit of a bank of wardrobes with sliding doors and space for a kingsize bed and bedside tables. A window views out over the rear garden. Carpeted.

BEDROOM TWO
10'04 x 9'07 (3.15m x 2.92m)
Fitted with carpet and with a window facing the front of the home, bedroom two is a good sized double bedroom.

SHOWER ROOM
7'10 x 5'05 (2.39m x 1.65m)
The shower room has a shower cubicle, water closet and wash basin within a vanity cabinet. A window with privacy glass faces the front. Vinyl flooring.

REAR GARDEN
The rear garden is designed with ease of maintenance in mind, being fully paved with gravelled borders and some border planting. Perfect for pot plant display, dining and relaxation, the garden has a southerly aspect and is fully enclosed and private.

GARAGE AND DRIVE PARKING
18 x 8'11 (5.49m x 2.72m)
The garage has an electric roller access door and a pedestrian door. There is power, light and eaves storage. Up to three cars can fit on the driveway.

COUNCIL TAX BAND
Council Tax Band D.

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