



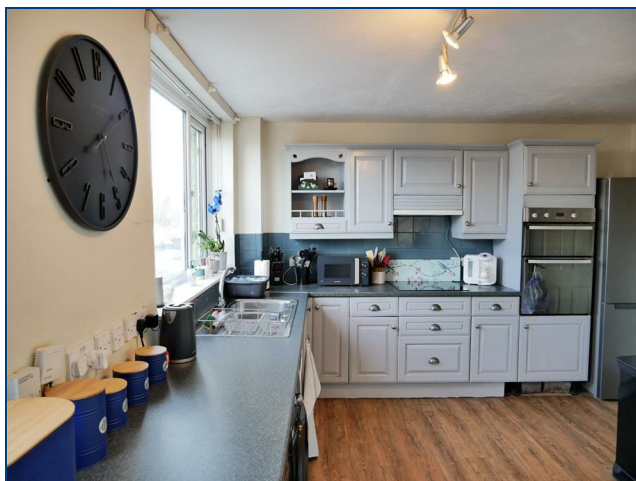
Braemor Road, Calne
£250,000



A Spacious Three-Bedroom Semi-Detached Home with Great Outdoor Space!

Located in a sought-after residential area just moments from the town centre and local amenities, this extended three-bedroom semi-detached property offers generous living space throughout. The ground floor boasts a bright and expansive living room, an extended separate dining room perfect for entertaining, and a well-appointed fitted kitchen. Upstairs, you'll find three well-proportioned bedrooms—two of which are spacious doubles—a modern family bathroom and the bonus of a unique roof terrace! Outside, the home benefits from multiple off-road parking spaces and a fantastic rear garden, providing plenty of space for outdoor living and recreation.

Offered to the market with no onward chain!



Location

Braemore Road is located close to town and all its amenities. This property is well positioned to be closely connected to the bypass with easy access for commuters to our neighboring town of Chippenham. Nearby, there is also green space and a park to enjoy outside leisure.

Entrance Porch

An open porch on the side of the home, a step leads to the door.

Entrance Hall

Upon entering the home, there is a welcoming hall with stairs rising to the first floor accommodation. Doors open to the Kitchen and living room.

Kitchen

17'3" x 12'0" (5.28m x 3.66m)

This spacious and functional kitchen benefits from two front-facing windows and features a range of fitted wall and base units with

worktops. It includes a stainless steel sink and a half with drainer, mixer tap and tiled surrounds, a built-in eye-level double oven and a four-ring induction hob. There is ample space and plumbing for a washing machine, dishwasher, tumble dryer and fridge/freezer.

Living Room

16'11" x 10'9" (5.16m x 3.28m)

A generous living room with a feature chimney breast. The room can accommodate multiple sofas and further furniture. The room has been extended to open into a large extra reception room, currently utilised as a dining space.

Dining Room

16'11" x 10'9" (5.16m x 3.28m)

An excellent addition to the home, the dining room will allow for a large dining set, and there are sliding patio doors to the rear garden, expanding the living space in warmer weather. Finishes include wall lights, wood-effect flooring and an archway to the living room.

First Floor Landing

Doors open to all three bedrooms and the family bathroom. There is also an airing cupboard with wall wall-mounted boiler.

Bedroom One

10'9" x 10'2" (3.28m x 3.10m)

A generously sized principal bedroom where space allows for a double bed and further storage furniture. The room benefits from doors opening over a roof terrace to enjoy the evening sun.

Bedroom Two

10'2" plus wardrobe x 9'1" (3.10m plus wardrobe x 2.79m)

A well-proportioned double bedroom with a window viewing over the front of the home. There is an open wardrobe for storage.

Bedroom Three

7'8" x 6'7" (2.34m x 2.01m)

A single bedroom with good space for further furniture. The room would make an ideal study or dressing room.

Bathroom

This modern bathroom is fitted with a three-piece suite comprising a panelled bath with mixer tap and overhead rain shower, complemented by a glazed side screen. Additional fittings include a low-level Water Closet, an inset wash basin with mixer tap set over a storage cupboard and a chrome heated towel rail.

Externals

Positioned on a good-sized plot. Outlined in further detail as follows:

Garden

A westerly facing garden that is hugely private and leafy rear garden that offers mature shrubs, small trees and a large area of flat lawn ideal for recreation and entertaining. There is gated side access.

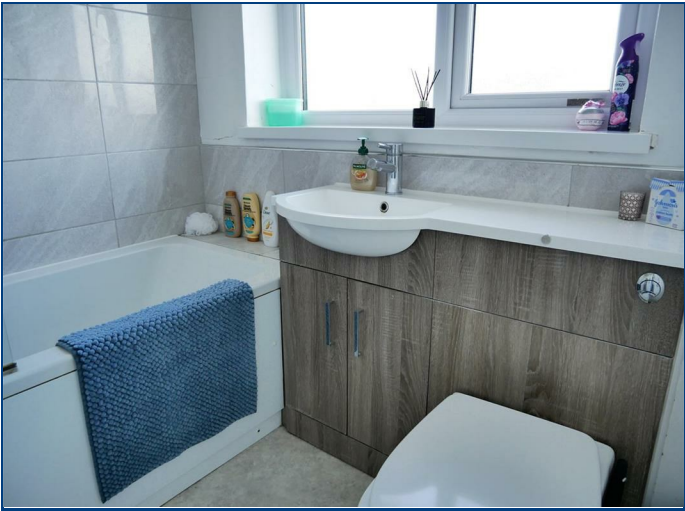
Frontage

A wide gravelled frontage with multiple off-road parking. Access to the garden. The owner has advised us of Planning Permission for the erection of a garage.

Solar Panels

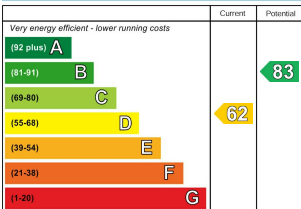
Vendor owned Solar panels





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating

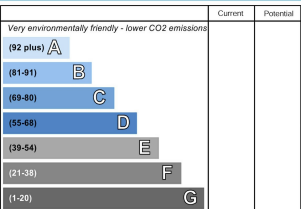


England & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

