



Back Road, Calne
£230,000



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VACANT POSSESSION & FOUR VEHICLE PARKING! This cottage is placed amidst other period homes which adds to the 'Back in Time' feel of this residential area. The home has the huge bonus of an enclosed southerly garden and a private drive for four vehicles. The home has multiple clever design features for modern living. A generous living room has a fireplace and a window seat. French doors from the living room open onto the garden. There is a fitted kitchen, open porch/utility and a modern shower room. The first floor gives you two bedrooms with built in wardrobes to the master and a deep store to the second. The garden offers good privacy and is organised with ease of maintenance and entertaining in mind. There is gas central heating and double glazing. The home is very well located for access to amenities and country walks.



ACCESS & AREAS CLOSE BY

The home is placed to the south of Calne centre. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound. Southerly routes take in Devizes, Salisbury and the coast beyond. In the centre of town you can pick up the No 55 bus which connects the train stations of Chippenham and Swindon plus taking in all the villages/towns in between. The service runs around every 20 minutes during peak times.

LOCATION

The home offers a gentle walk to the local leisure centre, primary school, secondary school, local hostelry and there is the bonus of an Asda Express on the doorstep. Close by are country walks and parkland. The home is placed on the edge of Calne and close to Quemerdorf. Between the Home and Calne centre is an area steeped in History and classed as a Heritage Quarter. There is the Norman Church and close by is the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets.

THE HOME

Outlined in a little more detail as follows;

OPEN PORCH/UTILITY

8' x 4'6

An open porch with a stable door giving access to the fitted kitchen. Worktop with plumbing underneath for a washing machine and space for a dryer.

FITTED KITCHEN

9'1 x 7'9

There is a selection of fitted wall and floor cabinets. Integrated fridge, freezer and a dish washer. Inset electric oven, hob and hood over. Inset sink with period style mixer tap. Attractive sage coloured tile finishes. Skylight windows. Access to the living room.

LIVING ROOM

17' x 12'

A dual aspect room with the focal point of a fireplace. French

doors open out onto the garden and expand the living space in fine weather. Window seat with a window above looking into the open porch. The room features painted brick and stonework. Exposed beam.

The room offers space for sofas and dining furniture. Stairs rise to the first floor and there is access to the shower room. A store cupboard has a fold away desk that gives a home office/study area.

SHOWER ROOM

7'6 x 4'10

The suite offers a double walk-in shower with glass screen, water closet and a vanity cabinet with inset basin. Towel rail radiator. Window with privacy glass that has a leaded light effect. Tile finishes.

FIRST FLOOR LANDING

Doors give access to the bedrooms.

MASTER BEDROOM

10'10 x 10'1 with wardrobes

A window looks out over the front garden. There is a large double bed and extra items of furniture. Built-in triple wardrobe.

BEDROOM TWO

8'10 x 7'7 including built-in bed

Window to the side. Built-in bed with under bed storage. Deep store cupboard.

EXTERIOR

Outlined in a little more detail as follows;

SOUTHERLY GARDEN

An enclosed garden offers good privacy and has a southerly aspect. The garden is organised with ease of maintenance in mind. There are a covered bin stores and built-in bench seating. Log store. There is room for outside dining and lounging furniture. A gate offers easy access to a handy pathway that links Back Rad to London Road.

FOUR VEHICLE DRIVE

In front of the home is a gravel drive that can park a maximum of four vehicles (two by two and side by side). This area could offer further garden use if required. A picket fence separates it from the southerly garden with steps leading down.



Floor Plans

Ground Floor

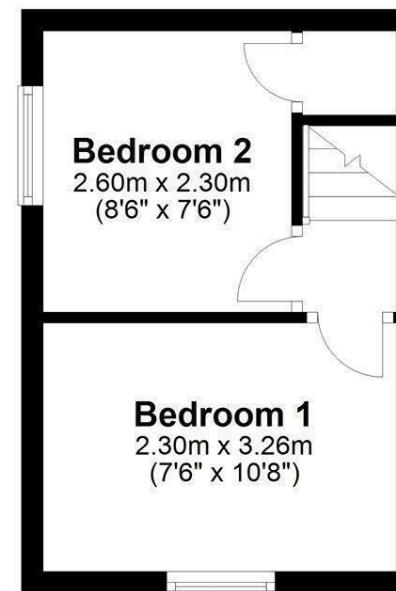
Approx. 31.7 sq. metres (341.3 sq. feet)



Total area: approx. 48.0 sq. metres (516.7 sq. feet)

First Floor

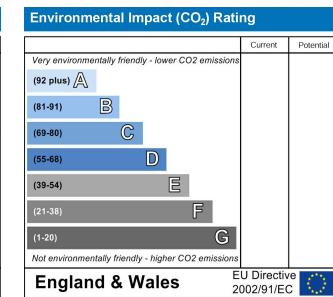
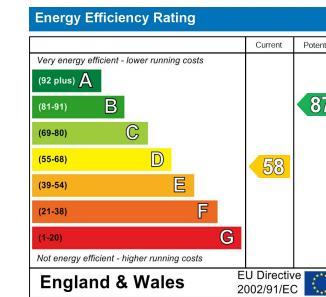
Approx. 16.3 sq. metres (175.4 sq. feet)



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.