



Woodsage Way, Calne
£240,000



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Positioned in a quiet cul-de-sac within the popular Chilvester Park area of Calne, this well-presented two bedroom home enjoys a southerly facing, fully enclosed rear garden and offers off-road parking for two vehicles.

The ground floor features a spacious living room, an entrance hall, and a modern Howdens fitted kitchen/dining room with patio doors opening directly onto the rear garden. Upstairs, there are two bedrooms, including a generously sized main bedroom with an en-suite shower, along with a family bathroom.

An ideal first buy or investment property, with gas central heating, double glazing and low council tax banding.



Location

Positioned within a quiet cul-de-sac of just four homes, this property enjoys a peaceful setting while remaining conveniently close to local primary schools, local shops, a pharmacy and a doctor's surgery. Nearby, a delightful open green space offers an ideal spot for walking, play or outdoor relaxation. The centre of Calne is also within easy reach, providing a gentle stroll to a wide range of amenities and facilities.

The Home

Outlined in further detail:

Entrance Hall

The front door features an entrance canopy with part-glazed front door, exterior light. Upon entering the home, the hall provides hanging space for outdoor attire and the stairs rise to the first floor. From here the door opens into the living room.

Living Room

14'1 x 10'3

A bright front-facing window provides a private outlook over the front garden and fills the room with natural light. The space comfortably accommodates sofas and additional furnishings, offering a versatile layout. A door leads through to the dining kitchen, while useful storage is available beneath the staircase. Fitted with Carpet.

Dining Kitchen

13'6 x 9'7

A superb, recently fitted Howdens kitchen featuring stylish sage green wall and base cabinetry. The kitchen comes equipped with an electric oven and hob, and offers space for a washing machine, fridge, and an integrated slim-line dishwasher. The adjacent dining area comfortably accommodates a dining table and chairs and is enhanced by patio doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. Wood effect flooring.

First Floor Landing

Carpeted stairs lead up to the landing, which provides access to both bedrooms and the main bathroom. A door opens to the airing cupboard and there is Loft access.

Bedroom One

7' x 13'3

The master bedroom comfortably accommodates a king-size bed along with additional storage furniture. It features a built-in cupboard for extra storage and enjoys the added convenience of an en-suite shower and vanity wash basin.. A window opens to the front of the home.

En-suite

Shower cubicle and vanity wash basin. Tiled finishings and Wall light.

Bedroom Two

10'9 x 7'11

Bedroom two offers flexible accommodation, as a generous single with space for a desk and storage furniture or as a home office. A window provides pleasant views over the rear garden.

Main Bathroom

The bathroom suite comprises a panel-enclosed bath with mixer taps and a hand-held shower attachment, a water closet, and a pedestal wash basin. It features a window with privacy glass, an extractor fan, a light and shaver point, and tiled finishes throughout.

Externals

Outline in further detail as follows:

Front Garden

Flat lawn with a path to the front door. Storm awning over the front door. Ornamental shrubs.

Rear Garden

A south-facing, enclosed rear garden with a convenient rear access gate. There is an area of patio adjacent to the rear of the property ideal for outdoor dining and entertaining. The remainder is a flat lawn with a garden shed.

Parking

The home has access to parking for two vehicles within the cul-de-sac.

Services

All mains services. Gas Central heating. Double Glazing. Council Tax Band: B

Calne

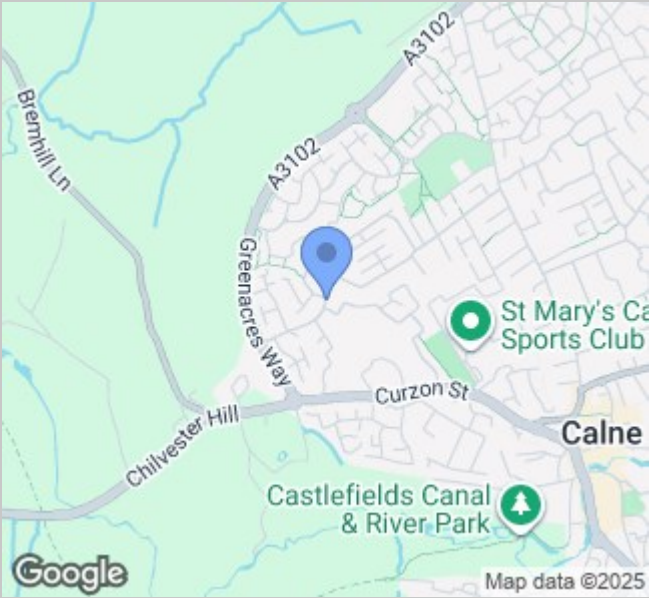
Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town 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.



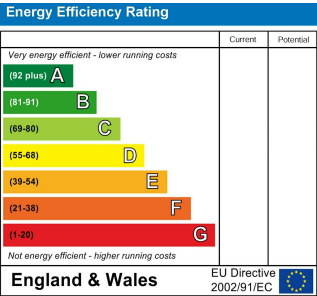
Floor Plans



Area Map



Energy Performance Graph



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