



Water Mint Way, Calne
£318,500



MOTIVATED SELLERS WITH A COMPLETE ONWARD CHAIN! This link detached home is placed close to Chilvester Park, open countryside and is a gentle walk to the facilities of the town centre. There are three bedrooms, with the principal bedroom enjoying both en-suite and wardrobes included. The remaining bedrooms are a double and a single and there is a family bathroom. The ground floor offers connecting living room and dining kitchen which views and opens onto the garden. There is a guest cloakroom also. In front of the attached garage is a drive with parking for two vehicles. The rear garden is enclosed and offers a patio for entertaining and a flat lawn. There is both gas central heating 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 on a pretty residential estate that is proving to be an extremely desirable location to live. There is a mixture of homes of different styles and green open space nearby. The centre of Calne is a gentle walk away with multiple facilities and countryside on the doorstep.

ENTRANCE HALL

Entering via a canopied front door, the entrance hall gives access to the living room and guest cloakroom. Stairs rise to the first floor. Laid to oak wood flooring.

LIVING ROOM

14 x 12'02 (4.27m x 3.71m)

With a window viewing out over the front garden, the living room has ample space for sofas and armchairs alongside other furnishings. Glazed double doors lead to the dining kitchen. Oak wood flooring.

DINING KITCHEN

15'05 x 10 (4.70m x 3.05m)

The dining kitchen is a great space for those who like to dine and entertain, with patio doors opening to the garden, expanding the social space in the warmer months.

There are two distinct areas for cooking and for dining. The kitchen has a range of wall and floor cabinets with laminate worktops and splashbacks. Integrated to the kitchen is a gas oven and four ring hob with extractor and a slimline dishwasher. There is space for a tall fridge freezer and washing machine. A stainless steel sink and drainer is positioned beneath a window that views out over the rear garden. There is a peninsular breakfast bar providing additional dining space.

The dining area can happily accommodate a good size dining table and chairs. There is a deep understairs cupboard providing good storage space.

GUEST CLOAKROOM

5'07 x 3'04 (1.70m x 1.02m)

With water closet and hand wash basin, fully tiled walls and a window with privacy glass facing the front. Oak wood flooring.

FIRST FLOOR LANDING

Carpeted stairs and landing. An airing cupboard houses the Worcester combi boiler and there is loft access.

PRINCIPAL BEDROOM

9'09 x 9'08 (2.97m x 2.95m)

The principal bedroom allows space for a double bed and bedside tables alongside other bedroom furniture. The room has the benefit of wardrobes included in the sale, with hanging space and drawers. A window looks out over the front of the home. Fitted with carpet. Door to the en suite.

EN SUITE

5'10 x 5'05 (1.78m x 1.65m)

The en suite comprises a shower cubicle, water closet and wash basin. Window with privacy glass to the front, chrome towel radiator and laminate flooring.

BEDROOM TWO

9'02 x 8'01 (2.79m x 2.46m)

With a window that faces the rear garden, bedroom two has space for a double bed, wardrobe and further furnishings. Fitted with carpet.

BEDROOM THREE

8'11 x 5'11 (2.72m x 1.80m)

Bedroom three can accommodate a single bed and wardrobe, with a window viewing the rear garden. Fitted with carpet.

FAMILY BATHROOM

6'02 x 6'02 (1.88m x 1.88m)

The modern bathroom suite comprises a panel bath, pedestal water closet and hand basin. A window with privacy glass faces the side of the home. Laminate flooring, fully tiled walls and chrome towel radiator.

REAR GARDEN

From the dining kitchen, there is a paved patio area that stretches across the width of the property and extends to the rear of the garage where there is pedestrian access. The remaining garden is laid to lawn and fully enclosed by fencing. To one side of the house, a gate leads to the front garden and driveway. Timber shed.

GARAGE

The attached garage has an up and over door, power, light and eaves storage.

FRONT GARDEN AND DRIVE PARKING

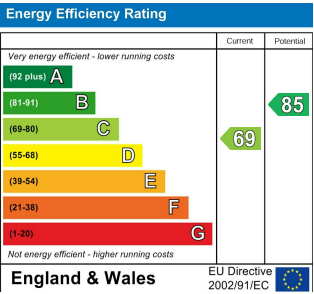
The front garden is mainly laid to lawn with a hedge border and a mature tree. The driveway provides parking space for two cars tandem in front of the garage.

COUNCIL TAX BAND

Council Tax Band C.







Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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