



**Charlieu Avenue, Calne**  
**Asking Price £375,000**



**NO CHAIN!** A semi-detached home with planning permission for an extension of over 300 sq ft (over 29 sq meters). Extensively renovated in recent years the home has a dual-aspect living space with an open plan kitchen and a large utility with a spacious cloakroom. There is access to a generous garage with a workshop area plus parking off-road for four vehicles. The first floor offers three bedrooms with two being large doubles, the main bedroom benefits from fitted wardrobes, and a modern family bathroom. The rear garden is large and fully enclosed. The property has double glazing, gas central heating, oak doors and is located on the doorstep of the countryside.



## **ACCESS & AREAS CLOSE BY**

The home is placed in the Quemerford/Rookery Park area of Calne, close to some of the most beautiful countryside Wiltshire has to offer. From here as you travel east you pass Cherhill White Horse, Historic Avebury and then to Marlborough. This route also takes you to the M4 eastbound to London. To the west is Calne that is steeped in history and the home of Wiltshire Ham and the discovery of Oxygen. Further west is Chippenham, Bath and the M4 westbound. A short trip south takes you to North Wilts Golf Course, a Nature Reserve and Devizes famous for Caen Hill Locks and canal.

## **LOCATION**

The Quemerford/Rookery Park area is placed close to the Atwell Motor Museum and country walks are on the doorstep. A list of rooms and approximate measurements are as follows:

### **ENTANCE PORCH**

**6'2 x 5'4 (1.88m x 1.63m)**

Glazed entrance door and a window to the side. Tile floor. Glazed door to the hall. Built in coat cupboard. Seat with deep shoe storage.

### **HALL**

**12'7 x 6'6 (3.84m x 1.98m)**

Stairs rise to the first floor. Clever retractable under stair storage. Door to the living space.

### **LIVING SPACE**

A dual aspect space that is made for modern living and interaction. It is open plan to the kitchen and is arranged as follows;

### **LOUNGING & DINING AREAS**

**24'4 x 11'6 (7.42m x 3.51m)**

A window looks out over the front and two windows look out over the rear. Glazed French doors open out to the garden and expand living in fine weather. The lounging area has a fireplace with a log burner and there is room for sofas and further furnishing. The dining area is adjacent to the kitchen and French doors. A large table, chairs and dresser. Wide opening to kitchen.

### **KITCHEN AREA**

**8'7 x 8' (2.62m x 2.44m)**

A window offers a view out over the rear garden and there is a door to the utility room. There is a selection of fitted floor cabinets with work surface. Space for a fridge freezer and a dish washer. Range cooker with hob, double oven, grill and plate warmer. Stainless steel and glass hood over. Larder style cupboard with shelving and light.

### **UTILITY ROOM**

**11'9 x 11'9 (3.58m x 3.58m)**

A glazed door leads to the garden and a door opens to the garage. There is a selection of fitted wall and floor cabinets with worktop. Inset sink and drainer. Space has been allowed for a washing machine and stacked dryer. Space for a further machine. Door to the guest cloakroom.

### **GUEST CLOAKROOM**

**4'2 x 4' (1.27m x 1.22m)**

Wall mounted wash basin and a water closet. Tile finish. Chrome towel rail radiator.

### **FIRST FLOOR LANDING**

Doors lead to the bedrooms and to the bathroom. Window to the side. Access to the loft.

### **BEDROOM ONE**

**13'2 x 11'4 (4.01m x 3.45m)**

There is room for a super king-size bed and further items of furniture to complement. There are built-in wardrobes in (six door) plus a built-in chest with three drawers. Window looks out over the front.

### **BEDROOM TWO**

**11'1 x 11' (3.38m x 3.35m)**

This bedroom also offers space for a super king-size bed and extra items of furniture to complement. A window views out over the rear garden.

### **BEDROOM THREE**

**9'6 x 6'4 (2.90m x 1.93m)**

A window looks out over the front. There are generous single room with a built-in single bed and storage under. There is space for further items of bedroom furniture.

### **FAMILY BATHROOM**

**6'4 x 5'8 (1.93m x 1.73m)**

The suite offers a panel enclosed bath with concertina screen, mixer tap and a shower over. Water closet and a vanity cabinet with wash bowl set above. Chrome towel rail radiator. Full height tiling to all walls and a window with privacy glass.

### **ATTACHED GARAGE**

**17' x 11'6 (5.18m x 3.51m)**

Vehicle access is from the front through at roller door. Access door to the kitchen. Fitted cabinets to one side giving a workshop area. Power and light.

### **FRONT DRIVE & GARDEN**

The front garden is shingled and offers parking for 3 to 4 vehicles quite comfortably. There is bespoke built bin store which can accommodate three bins plus recycling. Access to the front door.

### **REAR ENCLOSED GARDEN**

A patio and shingled area stretches across the rear of the home making it ideal for outside furniture. The main section of the garden is a lawn with a flowerbed to one side. The rear section of garden is hard standing and a storage shed is placed to one corner. (Note the garden close to the home has not been landscaped as there was an intention to extend at some stage).

### **PROPOSED EXTENSION**

**19'8" x 16'0" approximate (6m x 4.9m approximate)**

Planning permission has been approved for a large extension coming off the rear of the home. The permission features bi-fold doors opening to the garden and skylight windows. Over 29 sq meters (over 300 sq ft).

### **COUNCIL TAX BAND- C**







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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