



**Cherry Tree Court, Calne**  
**£195,000**



A two bedroom semi detached bungalow for the over 55's set in a private cul-de-sac and enjoying a private garden. This home features a living room, fitted kitchen and a large shower room. The master bedroom has fitted wardrobes and views onto the garden. The second bedroom allows multiple uses such as a dining room or a double second bedroom and has access to the garden also. The garden has been laid to patio and includes flower beds, a shed for storage and a side gate for easy access. The property is fully double glazed through out and offers private parking to both residents and visitors. There is also a communal garden which is beautifully maintained and the bungalow has good access to local amenities.



An outline of the home and surrounding area is as follows;

## INTRODUCTION

Cherry Tree Court is a small retirement development for the over 55's. There are a number of bungalows and apartments formed around a central landscaped garden. A flat walk takes you to the multiple facilities of Calne centre and a Tesco Express. Close by are two Doctor Surgeries, two Chemists and a further late opening mini market.

## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 runs westerly to Chippenham, Bath and

the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. The area is serviced well for shopping, having the new Tesco superstore and there are multiple facilities, including further supermarkets in Calne centre.

## ENTRANCE HALL

Entrance door with privacy glass. Doors lead to the kitchen and to the living room.



## FITTED KITCHEN

**9'6 x 5'10 (2.90m x 1.78m)**

A window offers a view out to the front and over the landscaped communal garden. There is a selection of fitted wall and floor cabinets with work surfaces. Inset is an enamel one and a half sink and drainer. Double electric oven, halogen hob and filter hood over. Space for a fridge, freezer and a washing machine. Double store cupboard and tile finishes.

## LIVING ROOM

**15' x 8'6 (4.57m x 2.59m)**

There is room for a number of sofas and further furniture. Doors give access to the entrance hall and the inner hall. A window offers a view out over the front and over the landscaped communal garden.

## INNER HALL

Doors give access to the bedrooms. Shower room and to the living room. Airing cupboard with hot water cylinder.

## MASTER BEDROOM

**12'6 x 8'6 plus wardrobes (3.81m x 2.59m plus wardrobes)**

The room can accommodate a large double bed and further bedroom furniture. There is a three door wardrobe to one side. A window offers a view out over the rear garden.

## SHOWER ROOM

**8'6 x 5'2 (2.59m x 1.57m)**

Two windows with privacy glass make the shower room a well lit place. There is a shower cubicle, water closet and a pedestal wash basin. There are tile finishes and space for display furniture.

## GARDEN ROOM/BEDROOM TWO

**9'2 x 9' (2.79m x 2.74m)**

A glazed French door opens to the rear garden and expands the living space in fine weather. A window offers a view of the garden also. The room could be used as a guest bedroom as there is space for a double bed and extra furnishing.

Alternatively it can be utilised as a further reception or dining room.

## ENCLOSED REAR GARDEN

Enclosed by both wall and fence the garden offers good privacy. There are flower beds to two sides and a shed to one corner for storage. Centrally is a patio with a pretty circular pattern. Ideal for outside dining and entertaining.

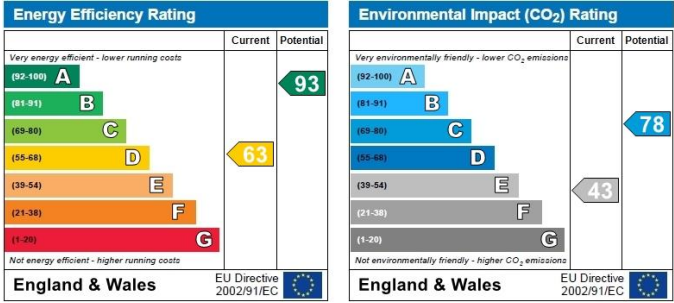
## PARKING

To the side of the home is the ability to park two vehicles in tandem. There is also space on the development for visitors to park.

## COMMUNAL GARDENS

The development has a communal garden that the homes look out onto. There is a flat lawn, ornamental trees and plants. It is an area where residents can meet and interact.

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**Directions:** From Calne centre proceed into North Street and the into Lickhill Road. Turn right into Newcroft Road and immediate left into Cherry Tree Court.

