



Wansdyke Drive, Calne
Guide Price £325,000



A detached three bedroom bungalow that has multiple parking on a long drive to the side of the home and the bonus of a garage. The home consists of a recently refurbished kitchen what leads to a utility room, a generous living area that looks out over the front of the home. The three bedrooms offer a spacious single bedroom and two good doubles, the second bedroom has french doors which open out to the rear garden and the master has the bonus of fitted wardrobes. There is a recently fitted shower room with a separate cloakroom. Both the front and rear garden have been landscaped for the ease of maintenance in mind. The home has double glazing and gas central heating.



Further information on the home and surrounding area is as follows:

ACCESS & AREAS CLOSE BY

The home is literally on the doorstep of country walks and Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

LOCATION

The home is moments from Calne centre and in a development of mainly bungalows. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Calne centre has supermarkets, bistros, restaurants and a good selection of independent shops. There are numerous medical centres and pharmacies also. Recent times has seen the opening of a Tesco Superstore on the edge of town and the area has numerous

primary schools plus a secondary school. A brief outline of the accommodation is as follows:

ENTRANCE LOBBY

4'7 x 3'3 (1.40m x 0.99m)

A Upvc door opens to an exposed stone finished lobby, this makes an ideal space for keeping outdoor wear. Wooden double doors finished with glass panelling open to the inner entrance hall.

INNER ENTRANCE HALL

Doors lead to the living dining room, kitchen, water closet, shower room and all three bedrooms. A further door opens to where the hot water tank is housed.

LIVING SPACE

21'9 x 12'6 (6.63m x 3.81m)

A generous size which provides natural arrangements for both living and dining with the living area providing space for multiple sofas with a focal point being a gas fire

with a stone surround. The dining section provides room for a moderate dining table, chairs and additional space for display cabinets and other furniture. Fitted with carpet and enjoying natural light from multiple aspects.

KITCHEN

10'1 x 9'7 (3.07m x 2.92m)

A fitted kitchen with base cabinets and a stainless steel sink with drainer set into the work tops. Integrated there is a fridge freezer, space and plumbing allows for a dish washer and a range style cooker. Finished with tiled flooring, a window looking into the utility room.

UTILITY ROOM

9'9 x 2'8 (2.97m x 0.81m)

Accessed via the kitchen, the utility room has plumbing for a washing machine and tumble dryer. A door gives access to the rear garden.

MASTER BEDROOM

14'6 x 11'3 (4.42m x 3.43m)

Enjoying lots of natural light with multiple windows looking over the rear and side of the home. Space is allowed for a double bed, bedside tables and further dressing furniture. This bedroom has the added benefit of fitted wardrobes.

SECOND BEDROOM

10'3 x 9'6 (3.12m x 2.90m)

The second bedroom has French doors that open out onto the rear garden, expanding the living space in fine weather and a window which looks out over the side of the home. There is room for a double bed and further bedroom furniture. This room would make an ideal study or further reception room.

THIRD BEDROOM

10'6 x 7'7 (3.20m x 2.31m)

A more than ample third which would make an excellent study space, generous single or small double bedroom. Fitted with carpet and a window to the side.

SHOWER ROOM

A beautifully finished matching two piece suite, consisting of a shower cubical and a vanity unit with inset hand basin. Finished with a chrome heated towel rail and floor and wall tiling. A window with obscured glass opens out to the side of the home.

CLOAKROOM

Separate water closet, tiled finishing and a window to the side of the home.

EXTERNAL

Outlined as follows:

FRONT GARDEN

Designed for the ease of maintenance the front garden is mainly shingled with a few mature shrubs.

REAR GARDEN

The private rear garden has also been landscaped for easy maintenance. Laid mainly to patio, perfect for lounging and dining during the warmer months. To the borders are raised flower beds. A gate from the garden gives access to the side drive.

GARAGE

A single garage with the added benefits of an electric door, power and light.

PARKING

Ample parking for multiple vehicles on the side drive of the home, in-front of the single garage.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 62 | 84 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 54 | 81 |
| England & Wales | | EU Directive 2002/91/EC | |

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

