



21 Studley Gardens, Calne, SN11 9FR

A BEAUTIFULLY maintained and presented four bedroom detached house situated in this sought after small development offered for sale with NO ONWARD CHAIN and a DETACHED DOUBLE GARAGE. The ground floor offers a spacious and welcoming reception hall with cloakroom and double doors opening into a large light and airy sitting room enjoying a dual aspect, there is then a good size, well appointed kitchen/dining room opening into a large conservatory creating a great entertaining space with a range of integrated appliances and door to a separate utility room. The first floor boasts a master bedroom with built-in wardrobes and quality en-suite shower room, three further double bedrooms and quality family bathroom. Other benefits include uPVC double glazing and gas central heating. There is a double width driveway providing off road parking leading to the detached double garage. The well maintained, enclosed garden has a paved seating area, artificial lawn and raised flower borders.

Situation

Sitauted within the hamlet of Studley, which is conveniently situated betwixt the towns of Calne and Chippenham, with the latter offering mainline railway station (London-Paddington). There is good access to the M4 motorway at Junctions 16 & 17 thus offering excellent motor commuting to the major centres of Bath, Bristol, Swindon and London. Studley has a public house and the nearby village of Derry Hill has a good range of local amenitites to include a village shop/post office, a church, a public house, an active village hall and an Ofsted rated primary school.

Accommodation Comprises

Entrance door to:

Reception Hall

Stairs to first floor. Radiator. Storage cupboard. Doors to:

Cloakroom

Radiator. Luxury vinyl tiled floor. Wall hung wash basin with chrome mixer tap and tiled splashback and mirror. Close coupled WC with concealed cistern. Extractor. Spotlights.

Sitting Room

Dual aspect with two double glazed windows to side and a double glazed window to front all with shutters. Two radiators.

Kitchen/Dining Room

Double glazed window to front with shutters. Two radiators. Luxury vinyl tiled floor. Range of drawer and cupboard base units with matching wall mounted cupboards. Work surfaces with inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in Bosch induction hob and chimney style stainless steel extractor. Built-in Bosch eye level oven and microwave. Integrated dishwasher and fridge/freezer. Spotlights to kitchen area. Door to Utility. Opening through to:

with chrome filler and shower and screen. Wall hung wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principal areas. Mirror. Extractor. Spotlights.

Outside

Front Garden

Laid to lawn with shrubs, path to front and path to gated access to garden. Double width driveway providing off road parking leading to garage.

Detached Double Garage

Twin up and over door. Electric car charging point. Power and light. Eaves storage. Personal door to side.

Side Garden

Fully enclosed garden with patio area, artificial lawn and sleepers creating raised flower borders. Outside lighting. Outside tap. Gated side access.

Directions

Take the A4 from Chippenham to Calne. Proceed up the hill towards Derry Hill and turn left at the crossroads to Studley. Take the first turning on the left into Studley Gardens and the property will be found on the left hand side a short way into the development.

GOODMAN WARREN BECK

64 Market Place
Chippenham, Wiltshire SN15 3HG
Tel 01249 444449 | Fax 01249 448989
Email info@goodmanwb.co.uk

Price Guide £525,000

Conservatory

uPVC double glazed and brick built base with French doors to side. Electric panel heater. Luxury vinyl tiled floor. Illusion blinds.

Utility Room

Obscure double glazed door to side. Radiator. Work surfaces with upstands and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. Space and plumbing for automatic washing machine. Cupboard base unit. Wall mounted cupboard housing boiler. Luxury vinyl tiled floor. Extractor. Spotlight.

First Floor Landing

Access to roof space. Radiator. Storage cupboard. Doors to:

Master Bedroom

Double glazed window to side with shutters. Radiator. Built-in wardrobe. Door to:

En-Suite Shower Room

Obscure double glazed window to rear. Chrome ladder radiator. Extra wide fully tiled shower cubicle. Wall hung wash basin with chrome mixer tap. Close coupled WC with concealed cistern. Tiling to principle areas. Mirror and shaver point. Spotlights. Extractor.

Bedroom Two

Double glazed window to side with shutters. Radiator. Built-in wardrobe.

Bedroom Three

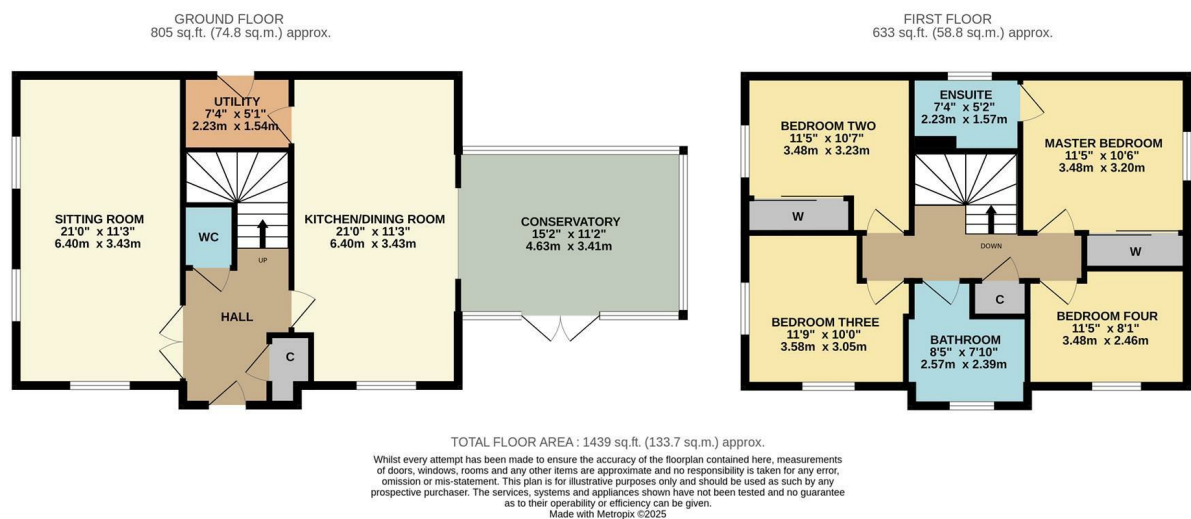
Double glazed window to front and side with shutters. Radiator.

Bedroom Four

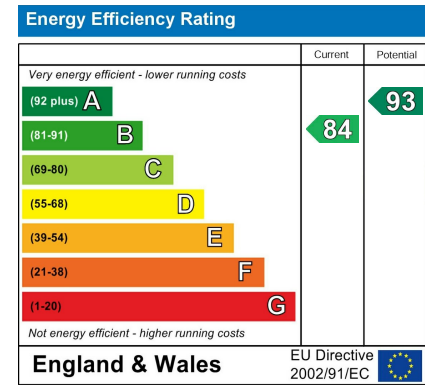
Double glazed window to front and side with shutters. Radiator.

Bathroom

Obscure double glazed window to front. Chrome ladder radiator. Panelled bath



ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)