



47 London Road, Calne, SN11 0AA

A deceptively spacious three bedroom property ideally situated offering easy access to a wide range of amenities with the added benefit of driveway parking to the rear. The well presented accommodation offers a pleasant sitting room with fireplace housing a wood burning stove, an impressive kitchen/dining/family room with a range of fitted units and also ample space for a dining table and seating area, useful cellar with c.6ft ceiling height. The first floor then boasts a main bedroom with fitted wardrobes, two further bedrooms and a bathroom with bath and separate shower cubicle. Other benefits include double glazing and gas central heating. To rear is pleasant south facing garden with patio area, lawn, garden store and path leading to the driveway providing off road parking.

Situation

Calne is a small market town on the edge of the North Wessex Downs, an Area of Outstanding Natural Beauty and a great example of Wiltshire's timeless beauty. The town itself has a small mix of shops including high street names and independent traders as well as a range of other facilities to include cafes, leisure centres, a range of preschools and primary schools and a secondary school. Nearby towns of Chippenham, Marlborough and Swindon offer more extensive amenities.

Accommodation Comprising:

Double glazed Oak front door to:

Entrance Hall

Radiator. Stairs to first floor and door to:

Sitting Room

Double glazed window to front. Radiator. Stone chimney breast with wooden burning stove. Door to cellar. Door to:

Kitchen/Dining/Family Room

Two double glazed windows and double glazed door to rear. Radiator. Storage cupboard. Range of floor and wall mounted units. Range style cooker with gas hob and extractor over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Portable breakfast bar. Ample space for dining table and seating area.

Cellar

Stone steps down to the cellar. Ceiling height is approximately 6ft. Radiator. Fireplace. Power and light.

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£289,950

First Floor Landing

Doors to all bedrooms and the bathroom. Access to roof space, which is boarded and has power and light, via a drop down ladder.

Bedroom One

Double glazed window to rear. Radiator. Fitted wardrobes.

Bedroom Two

Double glazed window to front. Radiator. Feature cast iron fireplace with tiled hearth.

Bedroom Three

Double glazed window to front. Radiator.

Bathroom

Obscure double glazed window to rear. Radiator. Tiled floor. Corner Bath. Separate shower cubicle. Pedestal wash basin with chrome mixer tap. Close coupled WC. Tiling to principal areas.

Outside

Rear Garden

Enclosed garden with two tier patio area and laid to lawn beyond. Raised beds. Path leading to gated rear access to parking.

Garden Store

Power and light.

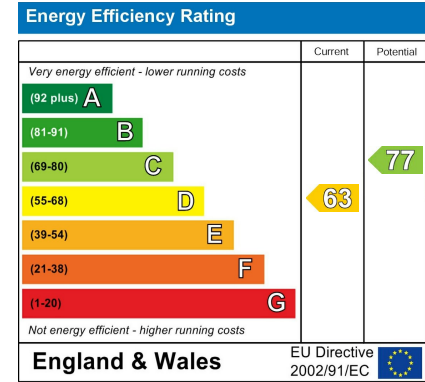
Parking

Driveway providing off road parking.

Directions

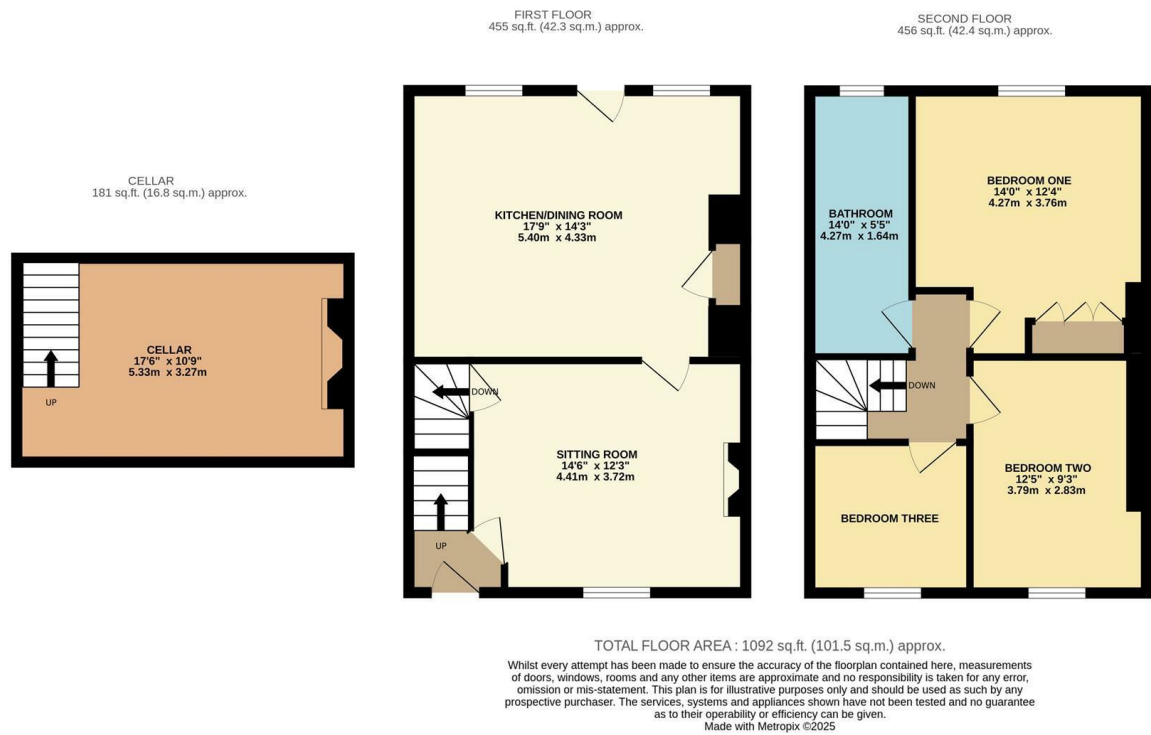
Take the A4 from Chippenham to Calne. On entering the town remain on the A4 towards Marlborough. Proceed though The Strand and continue straight over at the traffic lights. Keep left at the first roundabout and proceed straight across the following two roundabouts onto London Road.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



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