



Wessington Court, Calne
£415,000



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- Detached Home on South-Side of Town
- Four Bedrooms
- En-Suite to Principal Bedroom
- Snug/Bar
- Utility Room
- Downstairs Cloakroom
- Conservatory
- Family Bathroom
- Driveway Parking
- Front and Rear Gardens



6, Wessington Court

Offered for sale with NO CHAIN, this inviting detached four-bedroom home has been upgraded in recent years to include a garage conversion which now features a fantastic bar/snug with air conditioning and a utility room. In a sought-after and rarely-available location on the South side of the town, the property features a dual aspect 21ft living dining kitchen with fitted cabinets and an 18ft sitting room with double doors that open to the sizeable rear garden. The home is entered via an impressive hall with wood flooring, there is a spacious guest cloakroom and also a conservatory. There are four generous bedrooms with the principal having an en-suite, and the first floor is completed by a modern family bathroom. The rear garden is designed to be easy-maintenance with areas to relax, dine and entertain, whilst enjoying excellent privacy. There is driveway parking plus an attractive front garden. Gas central heating and double glazing throughout.

Calne and Surrounding Area

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and dental surgeries with three leisure centres with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

Location

Tucked away in a small cul-de-sac of just six houses, the home is placed in the Quemerford area of Calne, with country walks on the doorstep. The home is well positioned for access to the local secondary and primary schools. A mini supermarket has opened close by and Quemerford has a Post Office/Shop, large play park at Wessington Park and local hostelry. Further amenities are available a short distance walk away in Calne town centre.

The Home

Outlined in more detail as follows

Entrance Hall

A storm porch leads to the front door which opens to a spacious and welcoming entrance hallway with ample space for storage and display furniture. Double doors open to the sitting room and to the kitchen dining room, creating an open flow to the ground floor. There is a downstairs cloakroom and stairs rise to the first floor accommodation. Wood flooring.

Cloakroom

7'10 x 3'2 (2.39m x 0.97m)

With a window to the front aspect, the cloakroom comprises a pedestal water closet and wall-hung wash basin. Wood flooring.

Sitting Room

17'8 x 11'8 (5.38m x 3.56m)

Double doors open to a bright dual aspect sitting room with a window to the side and French doors that open to the rear garden, expanding the home in the warmer months. There is ample space for sofas, armchairs and display furniture arranged around a painted feature fireplace with coal effect fire. Wood flooring.

Kitchen Dining Room

20'10 x 11'9 (6.35m x 3.58m)

A dual aspect, open-plan room with natural areas for cooking and

dining, perfect for those who like to entertain or busy family life. At the front of the home, the dining area allows space for a large dining set alongside display and storage furniture. A window views over the front garden. The fitted kitchen is at the rear and comprises a range of painted wood wall and floor cupboards and wood work surfaces. A ceramic one and a half drainer sink is positioned beneath a window that views into the conservatory and the garden beyond. There is space for a gas or electric cooker, dishwasher and American fridge freezer. There is a useful built-in pantry cupboard and also an understairs storage cupboard, large enough to accommodate an appliance if required. Wood flooring. A door leads through to the conservatory.

Conservatory

9'1 x 7'10 (2.77m x 2.39m)

With tiled flooring, power sockets and double doors that open to the rear garden, the conservatory adds a tranquil extra reception space to the home.

Bar/Snug

11'11 x 9'8 max (3.63m x 2.95m max)

Accessed from the sitting room and formally the garage, this converted space provides further sociable areas to the home. Currently utilised as a snug/bar, with a window to the front and wood flooring, this room would also make an ideal home office, hobby room or play room. There is the benefit of an air conditioning unit. A door opens to the utility room.

Utility Room

9'07 x 5'06 (2.92m x 1.68m)

With a ceramic Belfast sink, wood worktops, base cupboards and space for a washing machine and tumble dryer. Wall-mounted boiler. A good size utility with additional space for storage furniture or for use as a boot room. Tiled flooring, window with privacy glass to the rear aspect and a door that leads to the garden.

First Floor Landing

The carpeted stairs and landing give access to all four bedrooms and the family bathroom. The airing cupboard here is where the hot water tank is housed. Loft access with pull down ladder and boarding.

Principal Bedroom

10'8 x 10'7 (3.25m x 3.23m)

The principal bedroom comfortably accommodates a kingsize bed with bedside tables and further furniture. This room has the feature of a built-in wardrobe with bi-fold door. A window views out to the front of the home. Fitted with carpet. A door opens to the en-suite.

En-Suite

8'01 (max) x 2'11 (2.46m (max) x 0.89m)

Comprising a shower cubicle, pedestal water closet and wall-hung hand wash basin. A window with privacy glass faces to the front of the home.

Bedroom Two

11'8 x 10 (3.56m x 3.05m)

Bedroom two has the benefit of a built-in wardrobe with bi-fold door and although currently used as a home office, there is ample space for a

kingsize bed alongside further furniture. Two velux windows view to the rear. Fitted with carpet.

Bedroom Three

9'11 x 9'8 (3.02m x 2.95m)

Bedroom three has space for a double bed alongside further furniture. Two velux windows to the rear. Fitted with carpet.

Bedroom Four

10'7 x 7'3 (3.23m x 2.21m)

Bedroom four is a very generous single bedroom that is used by the current owner as a dressing room. A window views out to the front. Fitted with carpet.

Family Bathroom

7'6 x 6'4 (2.29m x 1.93m)

A white modern suite comprising a panel bath with shower over, pedestal water closet and vanity wash basin. Vinyl flooring and partial tiled walls. Window with privacy glass to the front.

Front Garden

The front garden is enclosed by a brick wall and is an attractive decorative shingle garden with some ornamental and shrub planting. Access to this garden and front entrance to the property is via a timber picket gate.

Rear Garden

The rear garden is fully enclosed and enjoys a very good level of privacy. Designed with ease of maintenance in mind, the majority of the garden is laid to decorative shingle, with some stepping stones leading to a variety of seating areas. There is a section of artificial grass and a deep paved patio which can be accessed from the sitting room, conservatory or utility. Side access gate that leads to the driveway.

Driveway Parking

The shingled driveway provides off road parking for one vehicle, with the ability to tandem park a further car behind.

Services

All mains services are connected.
Council Tax Band E.

WHEN IT'S DARK
LOOK FOR STARS



Electrical outlet

Capacity	Washing	Spinning
12kg	170	1100
10kg	160	1000
8kg	150	900
6kg	140	800

Hotpoint

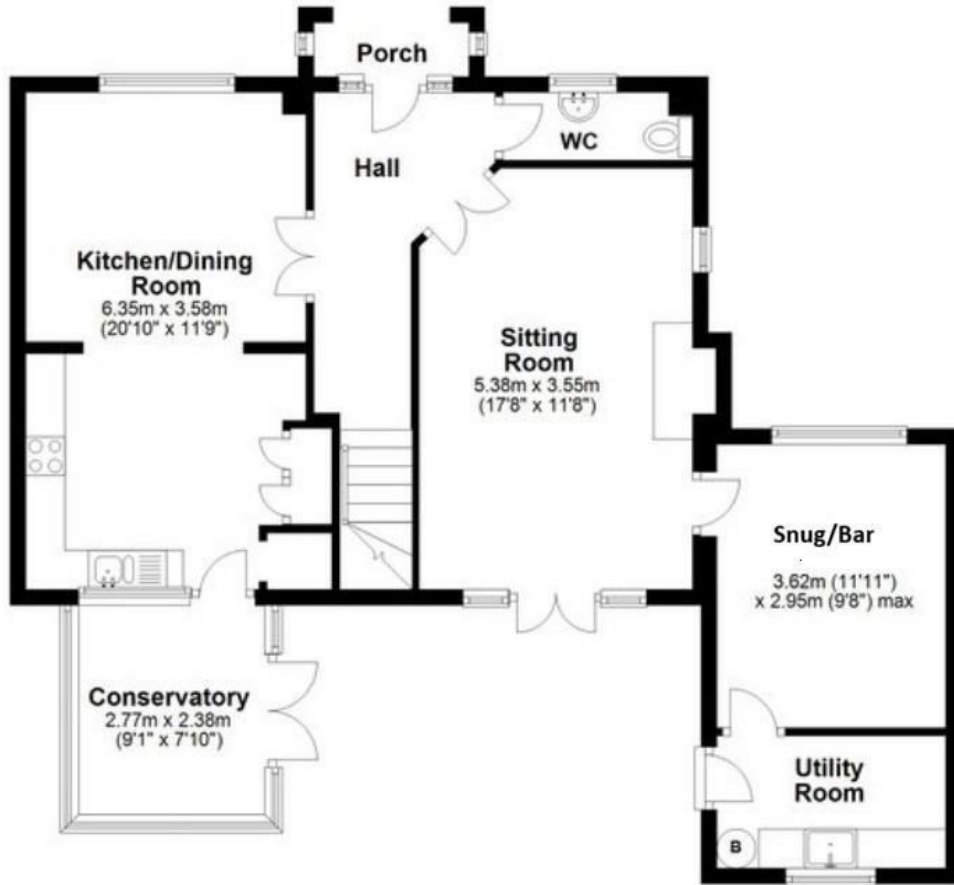
Washing cycle selector dial

8kg
TWIN SO
AQUA



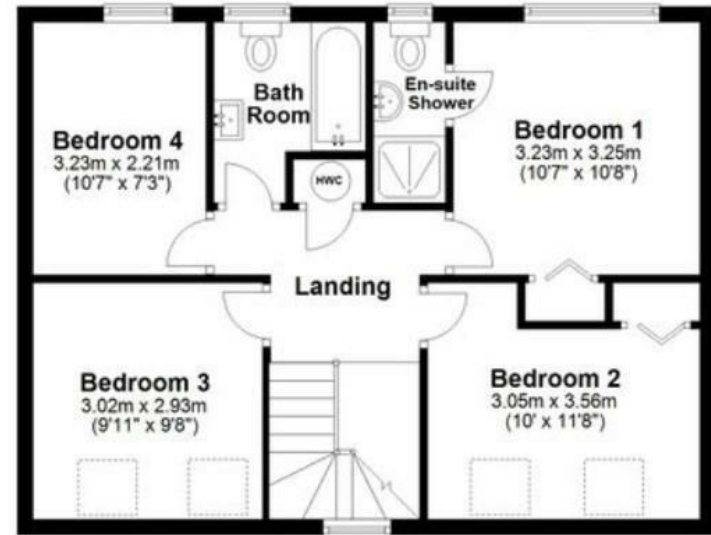
Ground Floor

Approx. 79.1 sq. metres (851.4 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.3 sq. feet)



Total area: approx. 133.2 sq. metres (1433.7 sq. feet)

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