



9 Maple Close, Calne, SN11 0QW

A lovingly maintained and beautifully presented three bedroom detached house pleasantly tucked away in a small quiet cul-de-sac on the sought after south side of Calne offering easy access to a wide range of amenities. The accommodation on the ground floor offers a useful entrance porch with a refitted guest cloakroom, sitting room with feature fireplace opening through to separate dining room with French doors opening into the garden, a quality recently refitted kitchen with built-in appliances and doorway to a utility area giving internal access to the garage and fitted with floor to ceiling units providing ample storage. The first floor boasts a generous master bedroom with built-in double wardrobes, second double bedroom and a good size third bedroom both with built-in storage and a modern well appointed bathroom with a white suite and over bath shower. Other benefits include uPVC double glazing and gas central heating. To the front is a well tended garden and driveway providing off road parking leading to an attached single garage with electric roller door. The beautifully maintained rear garden is a real feature of this property with full width paved seating area and well stocked with a range mature flowers and shrubs.

Situation

The property is located in a small quiet cul-de-sac on the south side of the market town of Calne, providing convenient access to Chippenham, Devizes and Melksham. Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. For those with recreational interests there are golf courses at North Wilts and Bowood, Derry Hill, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (c.6 miles) and Swindon (c.18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London, Paddington in just over an hour.

Accommodation Comprising:

Composite entrance door to:

Entrance Hall

Door to Cloakroom and Sitting Room. Radiator. Coving.

Refitted Cloakroom

Leaded uPVC double glazed window to front. Radiator. Vanity sink unit with chrome mixer tap and tiled splashback. Close coupled WC with concealed cistern. Built-in shelving.

Sitting Room

Leaded uPVC double glazed window to front. Radiator. Stairs to first floor with cupboard under. Coving. Feature fireplace. Opening to:

Dining Room

uPVC double glazed French doors to rear. Radiator. Coving. Doorway to:

Front Garden

Driveway providing off road parking. Remainder being laid to decorative stone and planted with mature shrubs with path to front door. Gated access to rear garden.

Garage

Electric roller door. Personal door to rear. Range of cupboard base units with rolled edge worksurfaces. Eaves storage.

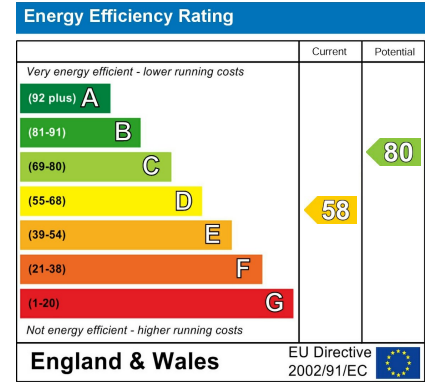
Rear Garden

Beautifully tended enclosed rear garden which has been thoughtfully laid out by the current owners and planted with an abundance of mature plants and shrubs. Full width paved seating area to make the most of the morning sun. Remainder laid to decorative stone creating walkways with arbours, natural pond and further circular paved seating area.

Directions

Leave Calne on the A4 towards Marlborough and follow this road along going past the library on the left and go through the set of traffic lights. Go straight over at the next roundabout and turn right at the double mini roundabouts on to Silver Street. Continue along this road at turn left at the next roundabout on to Lavender Drive and follow this road and Maple Way will found on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold

GOODMAN WARREN BECK

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£335,000

Refitted Kitchen

uPVC double glazed window to rear. Radiator. Fitted with a range of drawer and cupboard base units and matching wall mounted cupboards with under unit lighting. Wood effect worksurfaces with upstands and inset single bowl single drainer stainless steel sink unit. Built-in oven and hob with extractor. Integrated fridge and slimline dishwasher. Spotlights. Ceramic tiled floor. Doorway to:

Utliity

Double glazed door and window to rear. Fitted with floor to ceiling units with shelving and pull out storage. Ceramic tiled floor. Access to roof space. Spotlights. Door to garage.

First Floor Landing

Access to boarded roof space. Coving. Doors to:

Bedroom One

Leaded uPVC double glazed window to front. Radiator. Built-in double wardrobe. Coving.

Bedroom Two

Double glazed window to rear. Radiator. Built-in cupboard. Coving.

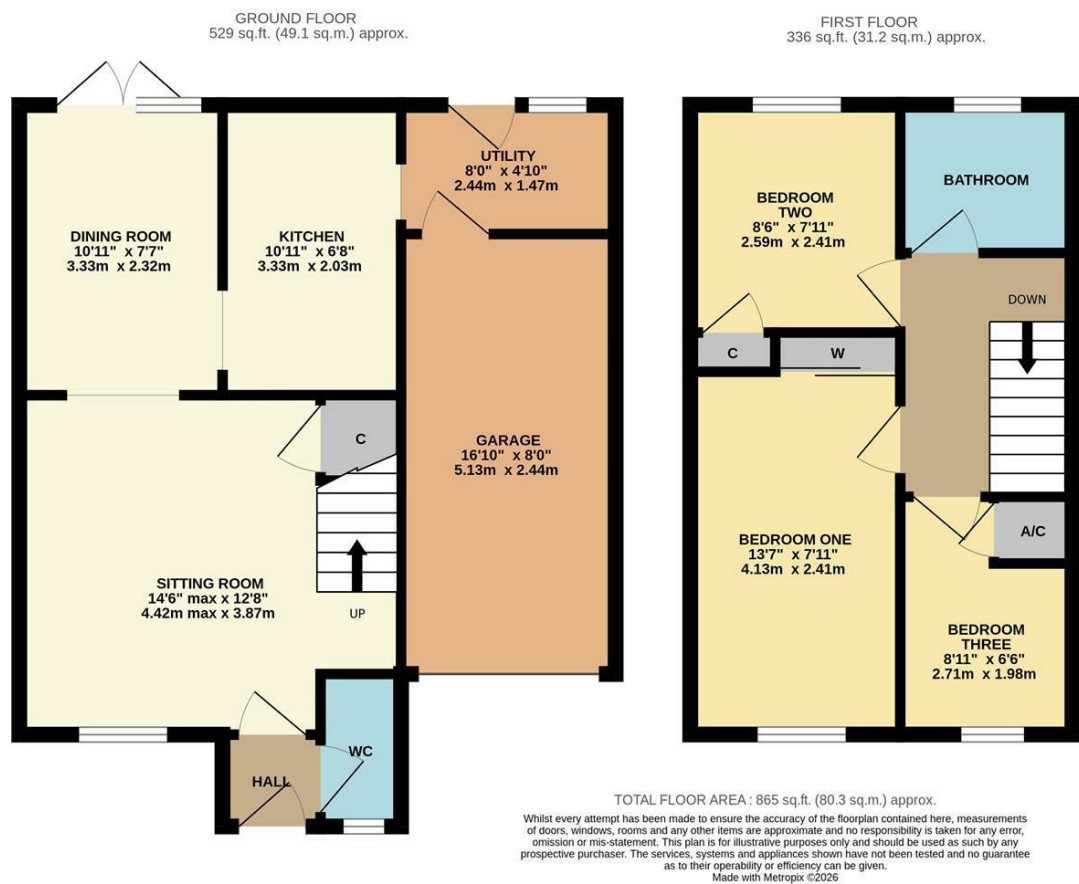
Bedroom Three

Leaded uPVC double glazed window to front. Radiator. Overstairs storage cupboard housing hot water tank. Coving.

Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with shower over. Pedestal wash basin. Close coupled WC. Tiling to principal areas. Coving. Spotlight/extractor.

Outside



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)