



**Portland Way, Calne**  
**£284,000**



## Portland Way, Calne £284,000

MOTIVATED SELLERS WHO HAVE FOUND THE HOUSE THEY WISH TO BUY! A beautifully presented three bedroom link-detached home in a popular location, a short walk from the town amenities, schools and countryside.

The ground floor offers an entrance hall, spacious living room and modern kitchen dining room with French doors that open to the rear garden. Upstairs there are three bedrooms, two of which are doubles, and a modern family bathroom. The home is in immaculate condition, having been well cared for by the present owners.

Externally, there is a good size southerly enclosed rear garden with a raised decked area, a pleasant front garden and a driveway offering parking in front of a single garage with power and light.

The property benefits from the convenience of gas central heating and double glazing throughout.



## Calne and Surrounding Areas

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 local primary schools and secondary schools. 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, and 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

The home is located in a quiet area just a gentle stroll from the multiple facilities of the town centre, schools, recreation ground, the Heritage Quarter with Norman Church, quaint shops of Church Street and the River Marden. A popular residential area with a strong community feel and with countryside walks nearby.

## The Home

Outlined in further detail as follows:

## Entrance Hall

The entrance hall gives access to the living room and stairs lead up to the first floor. Wood effect flooring.

## Living Room

11'3 x 16

The living room has a bay window to the front which makes this a lovely bright room which offers ample space for sofas, armchairs and display furniture. The room is fitted with wood-effect laminate flooring. A door leads to the Kitchen/ Dining Room.

## Kitchen / Dining Room

14'6 x 9'8

The kitchen is fitted with white painted wall and base units complemented by gloss laminate work surfaces and includes a four-ring gas hob with electric fan oven. There is space for a washing machine and a tall fridge freezer. There is the potential to plumb and house a dishwasher. The boiler is located in a cupboard here. A stainless steel drainer sink is positioned beneath a window that views out to the rear garden.

To the opposite side of the room, there is ample space for a dining table and chairs, creating a practical kitchen/diner layout perfect for the modern family. French doors open out to the rear garden, allowing plenty of natural light into the room and extending the social space in the warmer months. A useful understairs cupboard provides additional storage. Tiled flooring.

## First Floor Landing

The carpeted landing gives access to all the bedrooms and the bathroom. The airing cupboard is situated here, which houses the hot water tank. Loft access. There is partial boarding to the loft space.

## Bedroom One

13'3 x 7'10

The principal bedroom enjoys pleasant views over the rear garden and offers ample space for a double bed. Sliding mirror-fronted built-in wardrobes provide generous storage and the room is finished with wood-effect laminate flooring.

## Bedroom Two

11'1 x 7'1

Space allows for a double bed, bedside tables and further storage furniture. A window looks out towards the front of the home. Fitted with carpet.

## Bedroom Three

8'8 x 6'6

A generous single bedroom with a window that views over the rear garden. Fitted with carpet.

## Family Bathroom

The modern fitted suite comprises a panel enclosed bath with a shower over and a glass shower screen, pedestal wash basin and water closet. Tiled finishes and flooring. Window with privacy glass to the front aspect.

## Externals

Outlined in further detail as follows:

## Gardens

The rear garden is south-east facing and enjoys this sunny aspect as well as a good degree of privacy. The garden is generously sized and ideal for family use, featuring a large lawn with planted borders, a paved patio adjacent to the kitchen doors and a raised composite decked area with in-built planters that provides an excellent space for outdoor dining and relaxation.

Pedestrian access door to the garage and outside tap.

The front garden is also laid with lawn and mature hedging. There is a shingled area surrounding the bay window ideal for potted plant display.

## Garage

17'7 x 8'6

With an up and over door to the front and pedestrian door at the rear, the garage offers a useful space where the current owners have placed additional kitchen appliances. Eaves storage, power and light,

## Driveway Parking

Tarmac private driveway located in front of the garage.

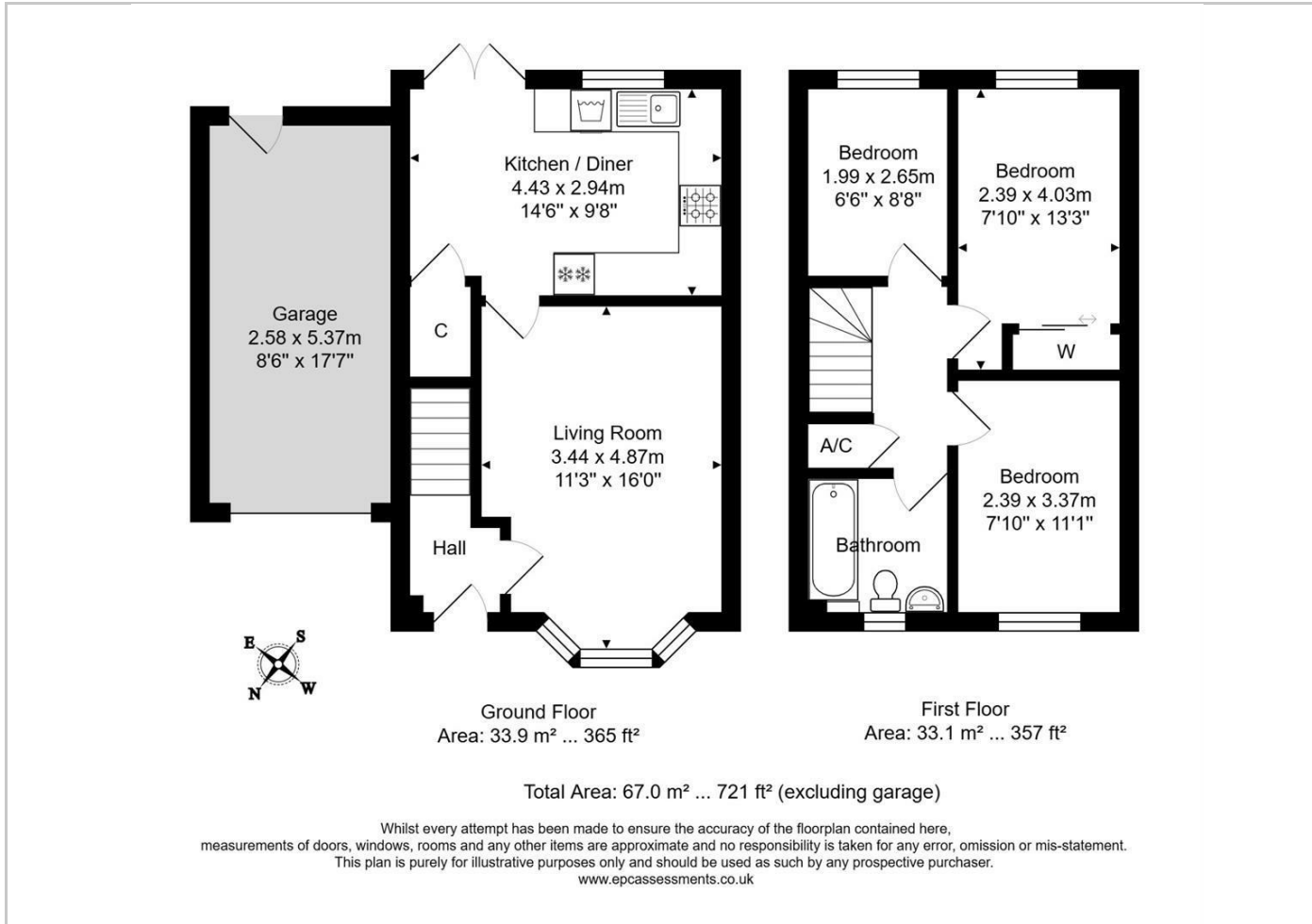
## Services

All services are mains-connected.

Council Tax Band C.



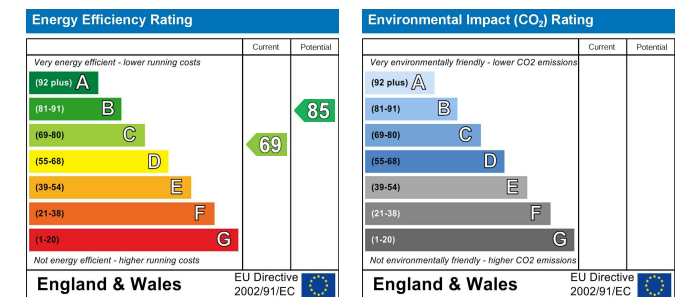
## Floor Plans



## Area Map



## Energy Performance Graph



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 of the property.