

Anson Avenue, Calne

£254,750

Butfield Breach



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Offered No Chain! A charming three bedroom semi-detached home tucked away in a cul-de-sac location on the The Oaks development.
Upon entering the home, the ground floor comprises of the entrance hallway, downstairs cloakroom, spacious living room and a dining kitchen perfect for entertaining.
Stairs then rise to the first floor, where you will find the three bedrooms, two of which are complemented by the modern family bathroom, with an additional en-suite to the master.
In addition to the well maintained green spaces for the estate, the home also enjoys the private rear garden, currently arranged for ease of maintenance with lawn and patio areas for entertaining, lounging and gardening.
Gas central heating and double glazing.







Calne & The 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 property is positioned on a modern development that has been built in recent years. Ideally placed to the North of the town, the home is in the catchment for multiple primary schools and also a secondary school. The multiple facilities of the town are easily accessed and close by are excellent walking routes, open countryside and access to the 404 cycle route. There is good access to public transport with the 40a/40c bus stops on nearby Hurricane Drive and with easy links to the Calne bypass and town centre.

Entrance Hall
Entering the property through a part-glazed front door, the carpeted entrance hall has room for coat and shoe storage and gives access to the living room, the guest cloakroom and the stairs to the first floor.

Cloakroom
5'3 x 3'6
Fitted with a W.C, wall hung wash basin and chrome heated towel rail.

Living Room
14'6 x 12'2
A good sized room with a window facing the front garden, and ample space for sofas, armchairs and further furniture. A door leads through to the kitchen dining room and a door opens to an under stairs cupboard for further, easy storage. A window views out over the front of the home. Fitted with carpet.

Dining Kitchen
15'6 x 11'
Fitted with a range of wall and base cabinets, with an inset gas hob, electric oven and space and plumbing allowing for a fridge/freezer and washing machine. Inset to the counter is a one and a half stainless steel sink with drainer. A peninsula unit creates a natural separation between the kitchen and dining areas, whilst still allowing easy interaction between the two and making the space perfect for entertaining. Patio doors open out onto the garden and patio area, expanding the dining space in the warmer months.

First Floor Landing
Doors lead to all three bedrooms and the family bathroom.. A hatch gives access to the loft space.

Master Bedroom
12'3 x 12'3 - 8'7 x 9'7
With a window overlooking the front, the principal bedroom has space for a king-size bed, bedside tables and further furniture. An alcove creates the ideal space for fitted or freestanding wardrobes. Fitted with carpet.

En-Suite
5'0 x 5'10
Fitted with a modern white suite consisting of a W.C, enclosed corner shower and pedestal wash basin. A window opens out over the front of the home. An extractor fan and shaving point are also fitted.

Bedroom Two
8'8 x 9'4
Another spacious double room with room for a bed and additional storage furniture. A window looks out over the rear garden.

Bedroom Three
9'4 x 6'6
A generous room with space allowed for a single bed with additional storage and display furniture. Ideally suited for a third bedroom or office space. A window views out over the rear garden.

Family Bathroom
6'4 x 5'7
A modern fitted suite comprising a water closet, pedestal wash basin and bath with shower over. Extractor fan and shaving point.

Rear Garden
A delightfully private, enclosed rear garden currently arranged with ease of maintenance in mind, but with plenty of potential and space for further cultivation and design. Walking through the patio doors leads you to a patio area, expanding the living space in the warmer months and offering an ideal entertaining and relaxing area. The remainder is laid to lawn with a timber shed to one end for further storage. A side gate allows access to the front of the home.

Off-Road Parking
Space allows for two cars side by side.

Agents Notes
All mains services are connected

Council Tax Band C.

All residents pay a service charge for the upkeep of the common areas of the development. Please contact Butfield Breach for more information.

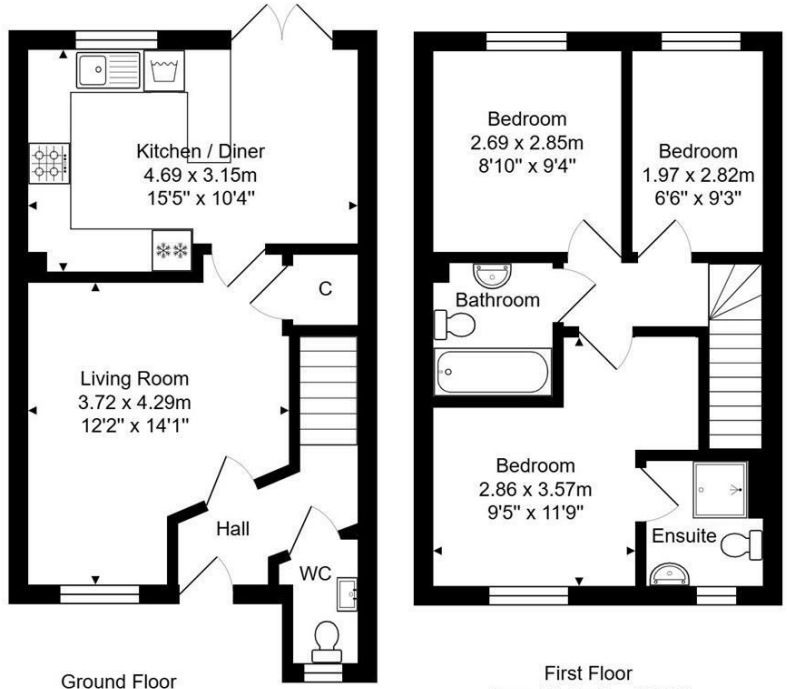






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Floor Plans

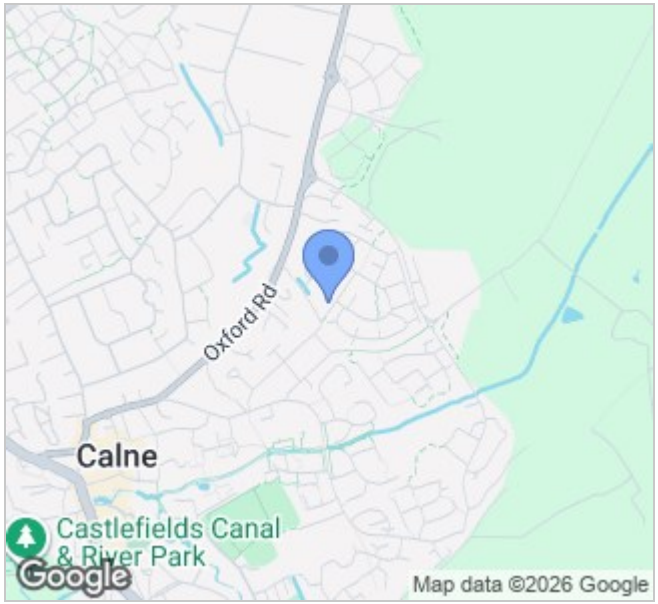


Ground Floor
Area: 37.3 m² ... 401 ft²

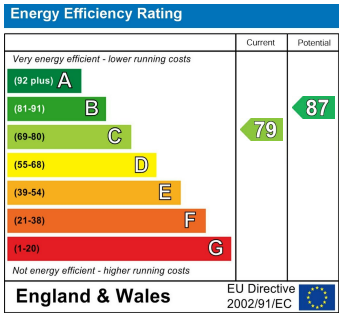
First Floor
Area: 35.8 m² ... 385 ft²

Total Area: 73.1 m² ... 787 ft²

Area Map



Energy Performance Graph



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