



**North Street, Calne**  
**Offers In Excess Of £300,000**



Offered with No Chain and Vacant Possession! An exciting opportunity to view this three bedroom, semi detached period home placed within a private, quiet cul-de-sac. The ground floor accommodation offers multiple areas for entertaining and reception space with the living room, kitchen breakfast with separate dining room and a downstairs shower room.

Stairs rise to the first floor with the three bedrooms, family bathroom and access to the fully boarded loft space with lighting.

The home enjoys a private garden lovingly planted with a mature of mature shrubbery and flowers to the borders.



### **Kitchen Breakfast**

**15'02 x 11'02 (4.62m x 3.40m)**

Fitted with a range of matching wall and base cabinets with the addition of three further, built in cupboard and pantry spaces, this kitchen breakfast offers ample storage throughout. Inset to the counter tops are the stainless steel, one and a half sink with drainer, gas hob and electric oven with further space and plumbing allowing for a washing machine and under counter fridge. To one side of the room plenty of space allows for a dining table and chairs, creating the perfect place for those who like to cook and entertain.

Doors leads through the downstairs shower room and dining room.

### **Dining Room**

**11'02 x 10'09 (3.40m x 3.28m)**

With space allowing for a large dining table with chairs and built in cabinetry offering storage, the dining room is an ideal extension of the

kitchen dining space or could easily be utilised as a snug.

An open doorway leads through to the living room and a further door opens to the staircase. A window views out over the rear of the home.

### **Living Room**

**13'11 x 10'09 (4.24m x 3.28m)**

Space allows for a range of sofas and further lounging furniture arranged around the focal point of the electric fireplace.

A window and patio doors view out over the rear garden of the home, extending the living space in the finer months.

### **Downstairs Shower Room**

**6'10 x 8'02 (2.08m x 2.49m)**

Fitted with a modern white suite which includes a walk in double shower, vanity enclosed wash basin and W.C. A built in cupboard offers storage and a window opens out over the front of the home, fitted with privacy glass.

### **First Floor Landing**

Doors lead to all three bedrooms and the family bathroom. Loft hatch with drop down ladder.

### **Master Bedroom**

**9'03 x 10'09 (2.82m x 3.28m)**

Space allows for a king size bed and further supporting furniture. To one side of the room are two sets of built in wardrobes with additional fitted shelving offering ample storage options. A window views out over the rear garden.

### **Bedroom Two**

**8'10 x 11'02 (2.69m x 3.40m)**

Another spacious double with ample room for additional display and storage furniture. A window looks out over the front of the home offering views of gardens and rooftops beyond.

### **Bedroom Three**

**10'05 x 7'11 (3.18m x 2.41m)**

A generous single room with space allowing for a bed and further furniture. A window views out over the front of the home.

### **Family Bathroom**

**7'08 x 4'05 (2.34m x 1.35m)**

Complementing the first floor accommodation, the family bathroom is fitted with a white suite consisting of vanity enclosed wash basin, a panel enclosed Bette bath with shower over and Saniflo W.C. A window opens over the rear of the home. Fitted with extractor fan and heated towel rail.

### **Boarded Attic**

**15'08 x 14'11 (4.78m x 4.55m)**

Access via a loft ladder and fully boarded throughout with lighting. Velux window.

### **Rear Garden**

Mainly laid to lawn and lovingly planted with a range of mature shrubbery and flowers to the boarders the home enjoys a delightfully private and sunny garden with southerly aspects throughout.

Paved pathways lead through the planting to a summer house fitted with power and light and a section behind which is ideally tucked away to house storage sheds and a greenhouse.

### **Parking**

The driveway to the side of the home currently offers parking for at least 2 cars, with plenty of scope to potentially create more if needed.

### **Agents Note**

The home is subject to a historic right of way. Please contact Butfield Breach at 01249 821110 for more information



