



## Westerham Walk, Calne

### Price Guide £295,000

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- LINK DETACHED
- NO CHAIN
- CUL-DE-SAC
- GARAGE - ELECTRIC ROLLER DOOR
- KITCHEN DINER
- CONSERVATORY
- WELL PRESENTED
- LOW MAINTENANCE GARDEN
- SOLAR PANELS
- SHOWER ROOM



### 63, Westerham Walk

Situated at the end of a quiet cul-de-sac and within walking distance of the centre of Calne, this link-detached three-bedroom home benefits from a garage, off-road parking and owned solar panels.

The ground floor features a modern dining kitchen, a spacious living room with a bay window, and a conservatory overlooking the landscaped rear garden. Upstairs, the first floor offers a shower room, two double bedrooms, and a generous single bedroom.

Externally, the rear garden has been thoughtfully landscaped for ease of maintenance, with sleeper-raised flower beds, composite decking, and a patio area. A pedestrian door provides access from the garden to the garage, which has an electric roller door to the front.

The property benefits from double glazing, gas central heating, and solar panels.

## **ACCESS & AREAS CLOSE BY**

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## **LOCATION**

The home is located in a quiet cul-de-sac just a gentle stroll from the multiple facilities of the town centre, Merchants' Green, Norman Church, quaint shops of Church Street, and the River Marden. There is a great community feel to this residential area.

## **THE HOME**

Outlined as follows:

### **ENTRANCE PORCH**

To the front of the home, there is an entrance porch, which has a sliding patio door and multiple windows looking out over the front of the home. Space allows for outdoor wear, and there is a light, finished with wooden flooring. A composite door leads into the entrance hall.

### **ENTRANCE HALL**

**6'7" x 3'0" (2.01 x 0.91)**

A door opens into the living room, and stairs rise to the first-floor accommodation. Finished with carpeted flooring.

### **LIVING ROOM**

**15'10" x 11'2" (4.83 x 3.40)**

A well-proportioned room, with a bay window to the front of the home. This bright and airy space is well-proportioned and can accommodate a table and chairs. A door leads through to the dining kitchen.

### **DINING KITCHEN**

**14'6" x 8'7" (4.42 x 2.62)**

The dining kitchen benefits from two natural light aspects and is fitted with matching wall and base units, complemented by kickboard lighting. Set into the worktops is a ceramic one-and-a-half bowl sink with a drainer, overlooking the conservatory. There is space

for a fridge freezer, freestanding oven, washing machine, and dishwasher. A moderate dining area comfortably accommodates a table and chairs. An opening leads through to the conservatory, while a further door provides access to the under-stairs storage cupboard. Finished with tiled flooring throughout.

### **CONSERVATORY**

**13'10" x 7'5" (4.22 x 2.26)**

A fantastic addition to the home, the conservatory spans the full width of the rear elevation and offers excellent versatility. Its generous dimensions allow space for multiple sofas or a dining table and chairs, making it an ideal additional reception room. French doors open onto the rear garden, enhancing the connection to the outdoor space. Finished with tiled flooring and wall lighting throughout.

### **FIRST FLOOR LANDING**

From the entrance hall, stairs rise to the first-floor landing, which provides access to all three bedrooms, an airing cupboard, and the shower room. Loft access.

### **PRINCIPAL BEDROOM**

**13'0" x 7'10" (3.96 x 2.39)**

Located to the rear of the property with views over the garden, the principal bedroom is fitted with mirrored-front wardrobes and offers ample space for a double bed, bedside tables, and additional storage furniture.

### **BEDROOM TWO**

**11'1" x 7'9" (3.38 x 2.36)**

A further double bedroom offering ample space for a double bed, bedside tables, and additional furniture. The room features built-in bed surround wardrobes, and a window overlooking the front of the property.

### **BEDROOM THREE**

**8'9" x 6'5" (2.67 x 1.96)**

A generous single bedroom, also ideal as a home office, located to the rear of the property with views over the garden. The room offers space for a single bed and additional furniture and is finished with wood flooring.

## **SHOWER ROOM**

**6'5" x 6'2" (1.96 x 1.88)**

A modern white suite comprising a corner shower cubicle and a vanity unit with a concealed cistern and wash basin, offering additional storage within the unit. The bathroom is fitted with a chrome heated towel rail, vinyl flooring, and a front-facing window with obscured glass.

## **EXTERIOR**

Outlined as follows:

### **REAR GARDEN**

A landscaped rear garden, designed to provide space for lounging, dining, and planting while remaining low-maintenance. Adjacent to the home is a composite decked area, ideal for outdoor dining, leading via steps to a patio area. The central section features artificial grass bordered by sleepers and raised flower beds, some laid with shingle and others planted with ornamental shrubs. A pedestrian door provides access to the garage, and an outdoor tap is also fitted.

### **GARAGE**

Accessed via an electric roller door from the front and a pedestrian door from the rear garden. Fitted with power and light.

### **PARKING**

Parking for two vehicles at the front of the home.

### **N.B**

The home benefits from owned solar panels on the south-facing aspect of the roof.

External photos are from previous advertising; nothing has changed.





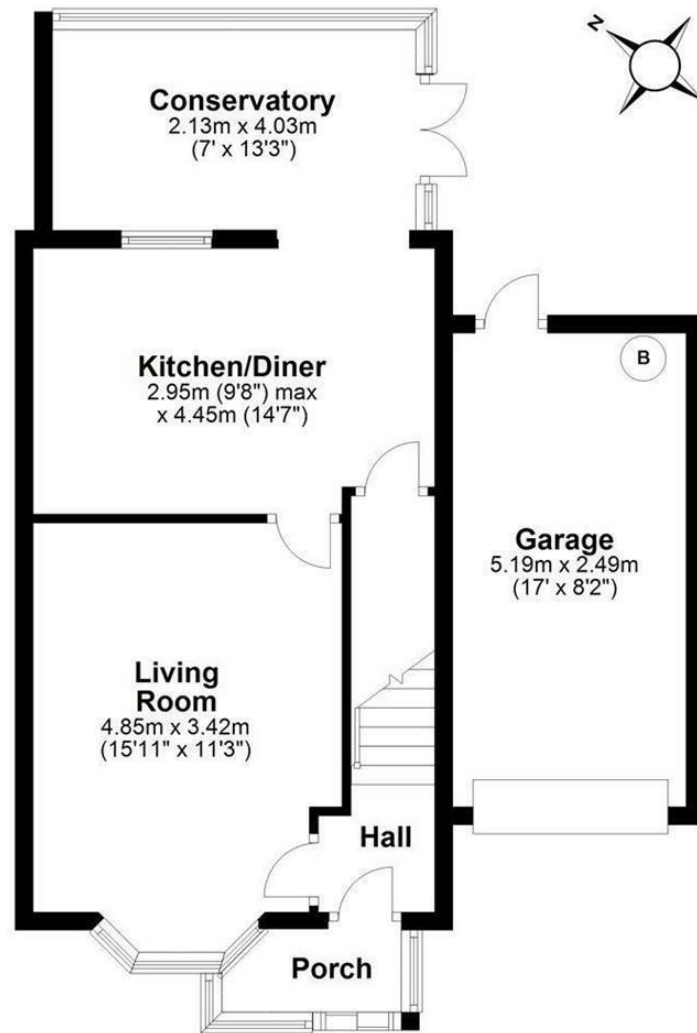






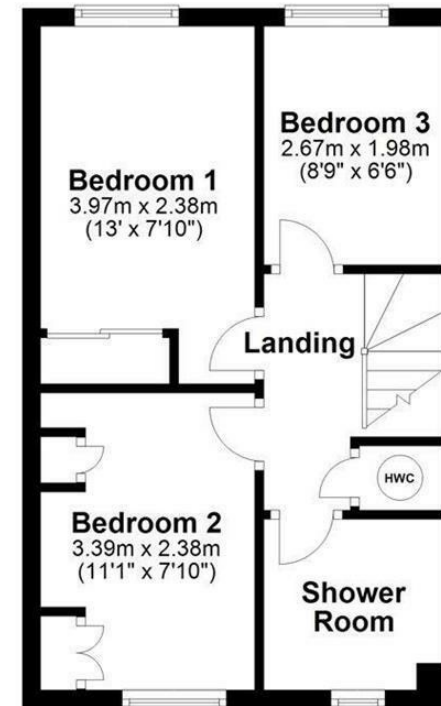
## Ground Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



## First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 92.8 sq. metres (999.0 sq. feet)

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

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