



**11 Wessington Avenue, Calne, SN11 0AL**

**£550,000**

Over 2000sqft of stylish family home arranged over three floors on the Southern side of Calne, benefitting from a generous garage and parking space alongside a landscaped garden complimenting the interior. Accommodation comprises; entrance hall, sitting room, formal dining room, kitchen/dining room with barn door to the garage, three bedrooms and family bathroom on the first floor with a further two bedrooms and a cloakroom on the top floor. A viewing is advised to appreciate all this home has to offer.

## Hill View



Hill View on Wessington Avenue is a home that offers more than meets the eye.

The current owner has greatly invested in the home to create a feel of flow and continuity of design from bottom to top.

On entering the property you feel space as you view the property from front to back along the tiled hallway. With doorway leading to the sitting room, an Oak lintel providing an opening to the dining room, doorway opening to the kitchen/breakfast room and stairs leading to the first floor.

The sitting room with its high ceilings has a dual aspect with bay window to the front and double glazed window to the side offering a grown up space that can be closed off away from the open plan living.

The dining room has panelling on two walls, whilst the open fire provides the focal point at the other end with tiled hearth and mock log wall tiling.

The kitchen/breakfast room is likely to be the busiest part of the house offering space to cook on the range of base units with gas ovens, gas hob, extractor fan, integral dishwasher and Belfast sink as well as eat and socialise on breakfast stools set under a Beech slab island. Double glazed French doors open on to the garden and a barn door slides open giving access to the garage.

On the first floor, bedroom one is located at the front of the home with windows to the front and side, cast iron fireplace and sliding barn door giving way to the dressing room (potential en suite)

Bedroom two which is a further double and bedroom five which is a good single bedroom along with the well-appointed and creative family

bathroom comprising; free standing bath, walk in shower with rainfall shower, toilet and wash hand basin make up the first floor.

Stairs lead to the second floor landing. Its open layout offers flexibility of use with door leading to the cloakroom serving the final two bedrooms. These two rooms of very similar size would make fun and exciting children's rooms as both benefit from mezzanine levels with ladders giving access.

The views over and in to the open countryside from bedroom three surely give this home its name "Hill View"

To the side of the property the garden has been laid to decking, artificial lawn and raised beds with established trees giving privacy whilst the gate leads to the driveway parking. A single door leads in to the generous 17'11 x 13'02 garage.

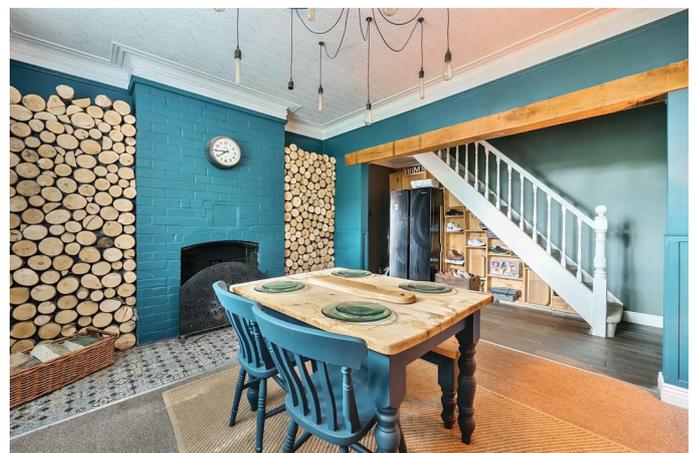
A viewing of this home is a must!

### Entrance Hall

### Sitting Room



### Dining Room





**Kitchen/Breakfast Room**

**First Floor Landing**



**Bedroom One**





**Dressing Room**



**Bedroom Two**



**Bedroom Five**



**Bathroom**



## Second Floor Landing



## Cloakroom

## Bedroom Three



## Bedroom Four

## Gardens



## Garage

## Driveway

## Tenure

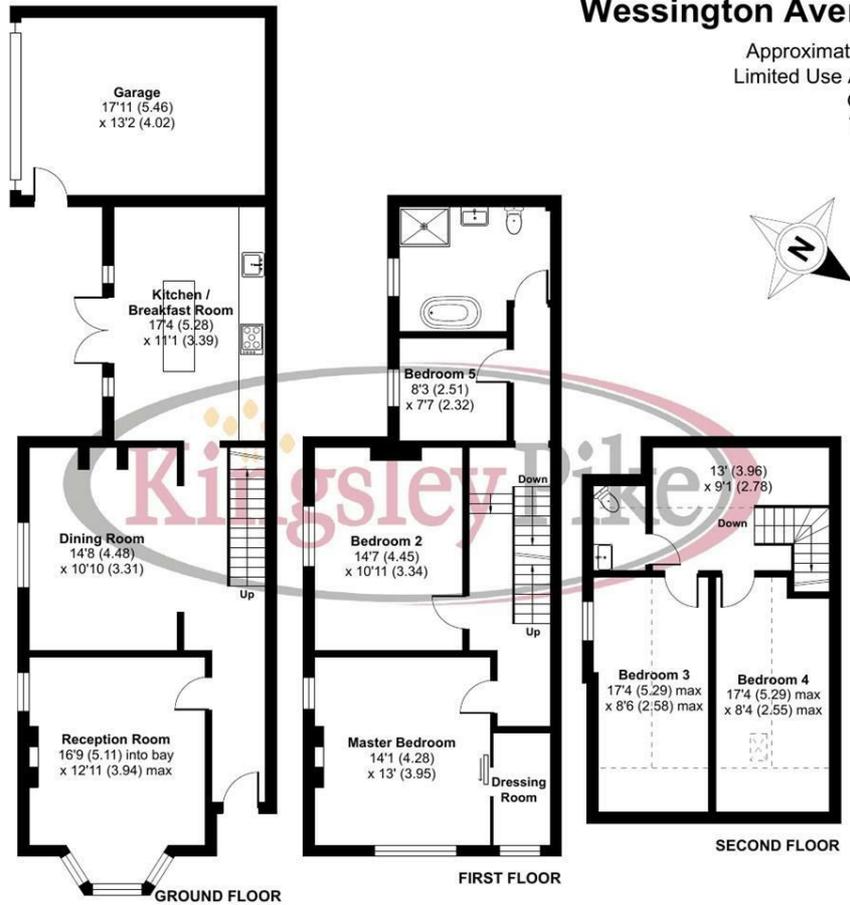
We are advised by the .gov website that the property is Freehold.

## Council Tax

We are advised by the .gov website that the property is band D

# Floor Plan

Denotes restricted head height

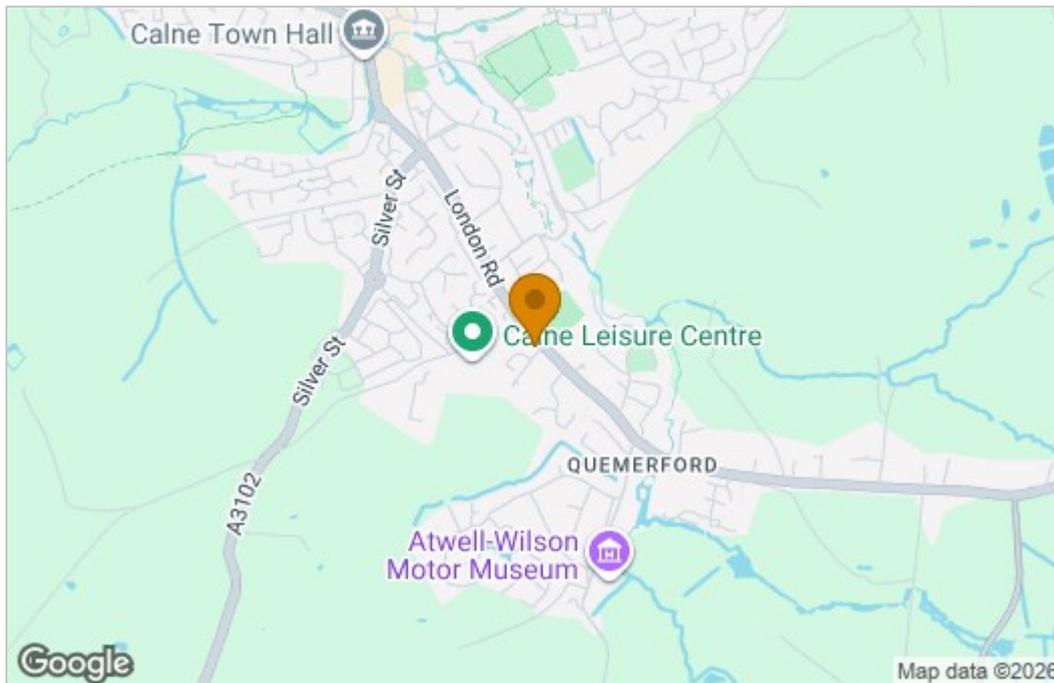


## Wessington Avenue, Calne, SN11

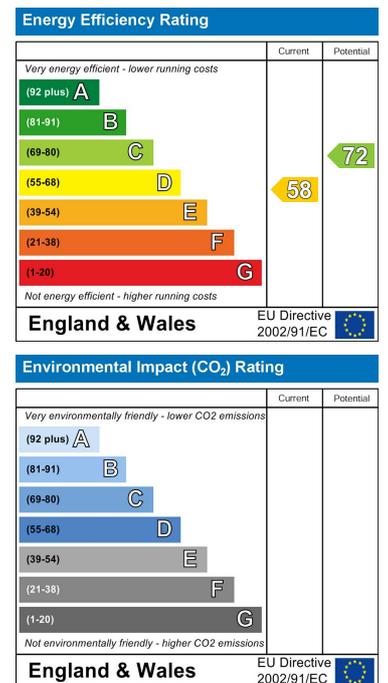
Approximate Area = 1636 sq ft / 152 sq m  
 Limited Use Area(s) = 234 sq ft / 21.7 sq m  
 Garage = 236 sq ft / 21.9 sq m  
 Total = 2106 sq ft / 195.6 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsley Pike. REF: 1318722

# Area Map



# Energy Efficiency Graph



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