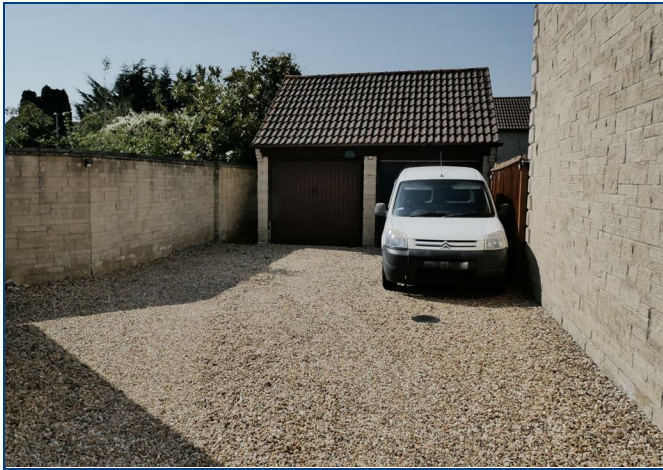




Jasmine Close, Calne
£215,000

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NO CHAIN! A two double bedroom home with a garage and off street parking. The home is placed towards the end of a quiet cul-de-sac, located only a gentle walk from the town centre and Calne Leisure Centre. Internally the first floor of the home features a family bathroom and two double bedrooms. To the ground floor of the home there is a fitted kitchen to the front and to the rear, opening onto the garden, is a living dining room. Externally the property benefits from an enclosed garden, laid lawn front garden and off street parking which leads to a single garage. Electric heating and double glazing.



CALNE AND SURROUDNING AREA

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 primary schools and a secondary school, Kingsbury Green Academy. 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, as well as 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 placed just to the south of Calne centre, in a peaceful and sought-after cul-de-sac location. Close by are country walks and it is a gentle stroll to the multiple facilities of the town, schools, a leisure centre and a convenient Asda Express store.

ENTRANCE HALL

Upon entry to the home an entrance hall gives access to the fitted kitchen and living dining room. A storage cupboard houses the electric meter and fusebox. Original Parquet flooring and space for coat and shoe storage.

FITTED KITCHEN

9'9" x 7'3"

The kitchen comprises fitted matching wall and base units. Beneath a window that views over the front garden is an inset sink with drainer. Integrated there is an electric oven and hob. Further space allows for a washing machine, dishwasher and a tall fridge freezer. Tiled splashbacks and parquet flooring.

LIVING ROOM

14'4" x 11'10"

A generous room which will allow for both lounging and dining furniture. The room will accommodate multiple sofas and further living room furniture. There is a natural area to allow for a moderate dining table and chairs. A sliding door opens to the rear garden which helps expand the living space during the warmer months. Fitted with wood-effect laminate flooring.

FIRST FLOOR LANDING

The first floor landing leads to both bedrooms and the bathroom. From here there is access to the loft.

BEDROOM ONE

11'10" x 8'8"

Bedroom one is spacious and will allow for a kingsized bed, wardrobes and further bedroom furniture. A window views over the rear garden. Fitted with carpet.

BEDROOM TWO

11'11" x 8'7"

Bedroom two is also an excellent sized double bedroom with a window that views to the front aspect. A deep storage cupboard houses the immersion tank.

FAMILY BATHROOM

6'6" x 5'7"

The bathroom consists of a bath with shower over, wash basin and water closet.

EXTERNAL

Outlined as follows:

REAR GARDEN

An enclosed rear garden, designed with ease of maintenance in mind. There is a patio area to allow for dining, lounging and entertaining. Beyond that the garden is laid to decorative shingle, perfect for pot plant display. and there is a rear access gate.

FRONT GARDEN

The front garden is enclosed with picket fencing, and is laid to lawn with a shingle path that leads to the front door.

GARAGE

A single garage accessed via an up and over door, with eaves storage.

OFF ROAD PARKING

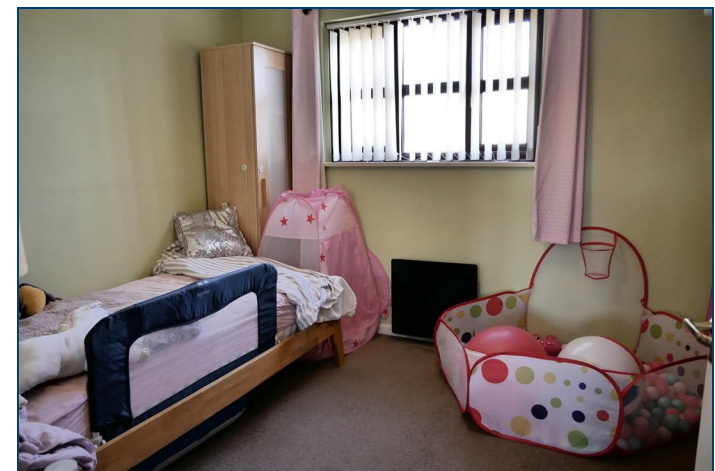
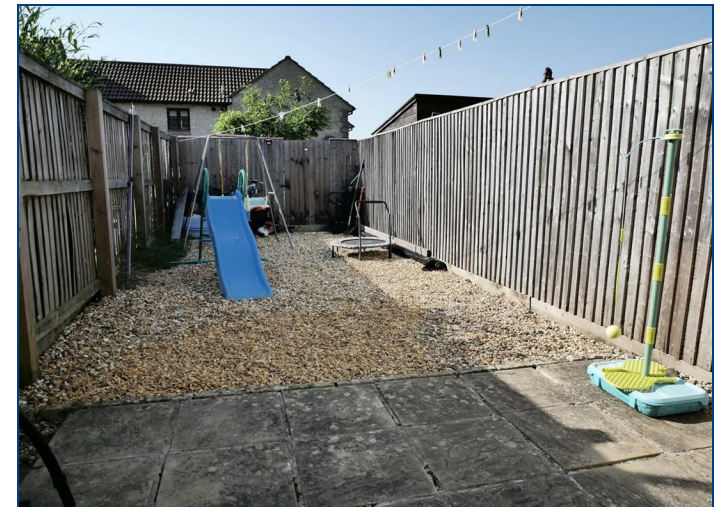
In front of the garage is a gravelled area to allow for parking for 1-2 cars.

SERVICES

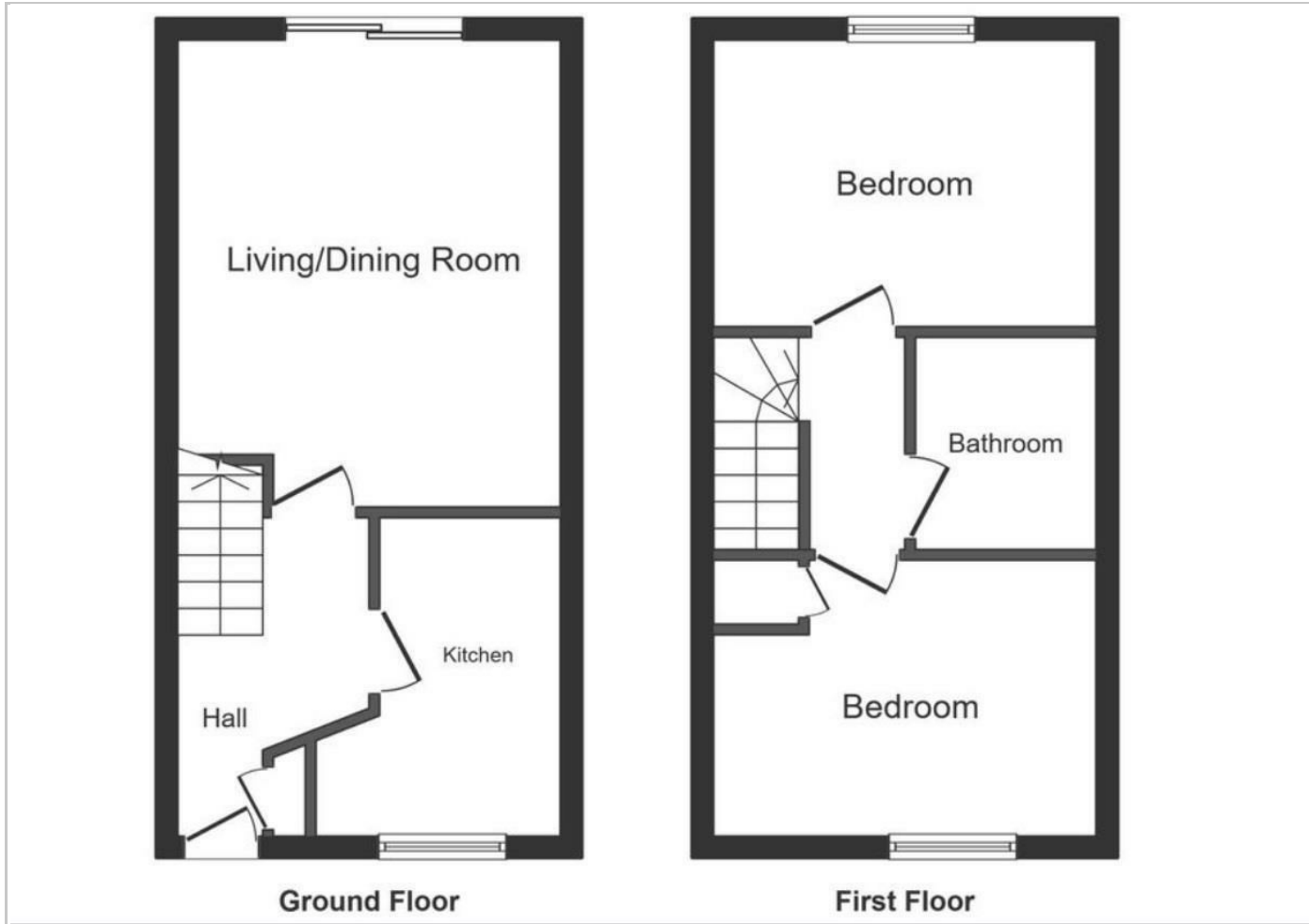
Heated with individual modern electric panel radiators with thermostatic control.

Mains water and drainage.

Council Tax Band B.



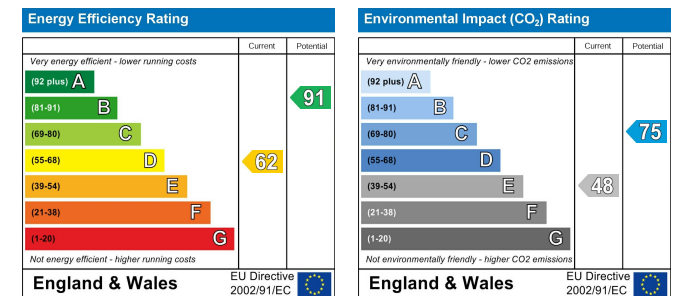
Floor Plans



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.