The Pippin, Calne

Offers Over £300,000

Butfield Breach

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- NO CHAIN!
- LARGE SOUTH FACING GARDEN
- 18'3 x 13'6 GARAGE
- KITCHEN DINING
- UTILITY ROOM
- CLOAKROOM
- MODERN BATHROOM
- FAMILY ROOM
- VICTORIAN TERRACE
- CENTRAL LOCATION

24, The Pippin

A beautiful two-bedroom Victorian terrace with the benefit of a kitchen-dining extension, an 18'3 x 13'6 garage and a southerly exposed garden. Located within the town centre, close to amenities, bus links, and schools. Internally on the ground floor, the home has an entrance hall, living room with fireplace, family room, dining kitchen, utility room, and a cloakroom. On the first floor, there are two spacious double bedrooms. The master bedroom is particularly impressive in size and benefits from fitted wardrobes. There is also a family bathroom with his & hers wash basins. Externally, there is a landscaped rear garden and a larger-than-average garage with a boarded loft. Double-glazed and gas central heating.

LOCATION
Placed in the heart of the town the home is on the doorstep of excellent facilities. A gentle walk away are some of the historical features of the town which include the Norman Church, The River Marden, quaint shops of Church Street and the Merchants Green. Castlefields Park is within walking distance and beyond is countryside. There is a bus route every 20 minutes, connecting Calne west to Chippenham and north to Swindon is close by (both with rail stations).

THE HOME
Outlined as follows:

ENTRANCE HALL
Upon entering the home, you come to an entrance hall that is laid with beautiful Herringbone Parquet flooring. Stairs rise up to the first-floor accommodation and an opening leads to the living room and the family room. Space allows for display furniture.

LIVING ROOM
11' x 13'6 max (3.35m x 4.11m max)
With a bay window looking out over the front of the home is the living room. The space allows for multiple sofas and display furniture around a feature fireplace with a stone base and surround. On either side of the chimney are bespoke-made units with shelving above. Finished with Herringbone Parquet flooring.

FAMILY ROOM
12' x 11'10 (3.66m x 3.61m)
Following on from the entrance hall, you come to a generous-sized second reception room, which can accommodate a range of furniture, making this ideal for a family room or formal dining room. A door opens to storage beneath the stairs and an opening leads through to the dining kitchen. Finished with spotlighting and Herringbone Parquet flooring.

DINING KITCHEN
15'1 x 7'11 (4.60m x 2.41m)
Following on from the reception room, you come to a bright and modern dining kitchen, featuring a skylight that floods the room with natural light. The space has been thoughtfully arranged to provide defined areas for both cooking and dining.

The kitchen is fitted with a range of wall and base cabinets, complemented by quartz worktops. Integrated appliances include a fridge freezer, mid-height double oven, gas hob with extractor over and an inset stainless steel sink.

An opening leads through to the utility room, while French doors provide direct access to the rear garden. The room is finished with attractive stone flooring, together with a combination of wall and spotlighting.

UTILITY ROOM
6'4 x 4'10 (1.93m x 1.47m)
Complementing the home is the utility room. Space and plumbing allow for a washing machine and tumble dryer. A window looks out over the back garden of the home, and a door opens to the cloakroom.

CLOAKROOM
5'5 x 2'11 (1.65m x 0.89m)
Benefitting the ground-floor living accommodation is a cloakroom, consisting of a water closet and wash basin inset to a vanity unit with storage. A window opens out over the rear garden of the home.

FIRST FLOOR LANDING
A balustrade landing where doors open to both bedrooms and the family bathroom. Fitted with carpet.

MASTER BEDROOM
14'7 x 10'5 including wardrobes (4.45m x 3.18m including wardrobes)
With two windows looking out over the front of the home, the master bedroom is filled with natural light. Space allows for a king-size bed, bedside tables, and further bedroom furniture. Benefiting the room are fitted wardrobes. Finished with engineered wood flooring.

BEDROOM TWO
11'10 x 9'5 (3.61m x 2.87m)
Bedroom two is also a spacious room that can accommodate a double bed and further bedroom furniture, featuring a cast-iron fireplace. A window enjoys views out over the rear garden of the home. Finished with engineered wood flooring.

FAMILY BATHROOM
8' x 6'10 (2.44m x 2.08m)
Fitted in recent years, the luxury family bathroom consists of a high-gloss vanity unit with his-and-hers inset wash basins, a concealed-cistern water closet and ample storage. There is also a panel enclosed bath with a shower over. Chrome heated towel rail and tiled finishes. A door opens to where the boiler is housed, and a window opens out over the rear of the home.

EXTERNAL
Outlined as follows:

FRONT GARDEN
The front garden has been designed for ease of maintenance, laid with gravel, ideal for pot planting. At the perimeter, there is an ornamental wall with decorative railings and a gate, making the garden enclosed.

REAR GARDEN
The property benefits from an impressive, south-facing rear garden, which has been thoughtfully designed for ease of maintenance. From the dining kitchen, you step out onto a generously sized patio, providing an ideal space for outdoor dining furniture.

A rendered wall creates a natural divide between the patio and the central section of the garden, which is laid with artificial grass for ease of upkeep. A paved pathway leads to the end of the garden, where a curved rendered raised bed, planted with a beautiful cherry blossom tree, creates an attractive focal point. Beyond this is a further patio area, providing a fantastic space for lounge furniture and outdoor relaxation.

A pedestrian door also provides convenient access into the garage.

GARAGE
18'3 x 13'6 (5.56m x 4.11m)
A larger-than-average single garage is placed at the bottom of the garden, offering parking for one. Stairs rise up to a boarded loft space, where there are two Velux-style windows. Fitted with power and lighting.

PROPERTY INFORMATION
All main services are connected
Freehold
Council Tax Band: B
You have a historic right of way through the adjoining neighbour's garden.

Sainsbury's

Approximate Area = 1027 sq ft / 95 sq m
Outbuilding = 203 sq ft / 19 sq m
Total = 1230 sq ft / 114 sq m
For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Richard James. REF: 904905

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

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