



**Edreds Court, Calne**  
**£342,950**





## Edreds Court, Calne £342,950

Tucked away in a quiet and exclusive cul-de-sac in the heart of the Heritage Quarter, is this spacious three bedroom, semi detached home. The ground floor has a 17ft 9 x 13ft 10 living room, separate dining room, fitted dining kitchen, entrance hall and a guest cloakroom. The first floor offers two excellent double bedrooms, a good sized third, a spacious family bathroom and an ensuite which complements the master. The property enjoys a private and sunny rear garden with parking for two large vehicles and easy, extra visitor parking for the development.



## ACCESS & AREAS CLOSE BY

The home is placed just to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

## THE HERITAGE QUARTER

The area surrounding the home is classed as a Heritage Quarter and is steeped in history. There is the Norman Church and the large Merchants Green surrounded by impressive period homes. There are quaint shops on Church Street and a walkway takes you to St Marys Courtyard. As you walk down Church Street you will come to Calne centre, passing the river Marden and enjoying a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen.

## THE HOME

A brief description of the home is as follows:

### ENTRANCE HALL

Doors give access to the living room, dining kitchen, and to the guest cloakroom. Stairs rise to the first floor.

### GUEST CLOAKROOM

6'6" x 2'10"

Water closet and a pedestal wash basin. Window with privacy glass and tile finishes.

### LIVING ROOM

17'9" x 13'10"

A spacious room which allows for a number of sofas and further large items of furniture to complement, able to be arranged around the stone fire surround with gas, coal-effect fire. A window offers a view over the front of the home, and double doors lead through to the dining room.

### DINING ROOM

10'7" x 9'10"

Glazed French doors open out onto the rear patio and garden, expanding the living space in fine weather and filling the room with natural light. A door gives access to the dining kitchen also. This room offers space for a large dining table, chairs, and extra items of dining room furniture. The position of the room allows for interaction between the living room and the dining kitchen.

### DINING KITCHEN

13'4" x 11'0"

Fitted with a selection of wall and base cabinets with work surfaces over, attractive tile finishes and under cabinet lighting. Included are the inset double oven, hob with stainless steel chimney hood above and one and a half stainless steel sink and drainer, in addition to the integrated fridge freezer and dishwasher. Further space and plumbing has been allowed for a washing machine and another appliance.

Space allows for a small dining table and chairs or- as the current homeowners have chosen- a central freestanding butchers block work top, increasing the counter space if needed.

There are doors through to the dining room, entrance hall and outside. A window offers a view out over the rear garden. Tile flooring.

## FIRST FLOOR LANDING

Doors give access to the bedrooms and to the bathroom. Access to loft. Balustrade.

### MASTER BEDROOM

15'0" x 12'6"

The main bedroom is generous in size and can happily accommodate a super king-size bed with further large items of bedroom furniture. A window views out over the front and a door gives access to the master en-suite.

### MASTER EN-SUITE

7'3" x 5'9"

The suite has a pedestal wash basin and a water closet. To one corner is the double shower cubicle. Towel rail radiator, tile finishes and an extractor fan,

### BEDROOM TWO

14'0" x 10'9" plus 2'3"

A window looks out over the rear garden and has far-reaching views beyond. There is room for a super king-size bed and additional items of bedroom furniture.

### BEDROOM THREE

8'9" x 8'6"

A generous single room with space to accommodate a double bed if required with additional furniture. Currently, the room lends itself to be perfect multi-use space and is utilised as both a study and walk-in wardrobe.

A window looks out over the front of the home.

### BATHROOM

7'9" x 7'0"

Tiled vanity shelf with inset bowl and a water closet with concealed cistern. Panel enclosed bath with shower screen and shower over. Window with privacy glass, extractor fan, shaver point and a towel rail radiator. Tile finishes.

### EXTERIOR

Outlined as follows

### FRONT PARKING

Immediately to the front of the home is parking for two vehicles. There is an open porch over the front door and a gate to the side leads down to the rear garden.

### REAR ENCLOSED GARDEN

The rear garden is fence enclosed and laid out with ease of maintenance in mind. Adjacent to the home is a wide patio area that is ideal for outside dining, lounging and entertaining.

There is a shed placed to one corner and there is mature planting.

### THE DEVELOPMENT

A quiet and secluded development placed in the Heritage Quarter of Calne and just off of The Green, a wide brick paved drive leads to the homes and allows plenty of additional parking for visitors.

The estate is subject to a service charge of £120 per annum. Please contact Butfield Breach at 01249 821110 for further details.



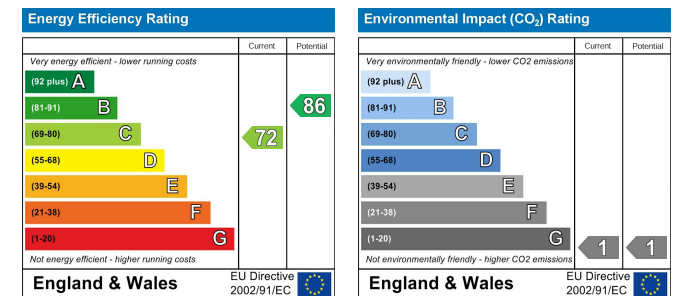
## Floor Plans



## 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.