Luckett Way, Calne

£295,000

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- Link-Detached Bungalow - No Chain!
- Two Double Bedrooms
- Driveway Parking for Multiple Cars
- Southerly Gardens
- Spacious Living Room
- Dining Room
- Fitted Kitchen
- Level-Access Shower Room
- Gas Central Heating and Double Glazing
- Convenient Location

Luckett Way, Calne

NO CHAIN AND VACANT POSSESSION!
A well presented two double-bedroom link-detached bungalow placed on a generous corner plot just a gentle walk from a convenient store, multiple schools and a short level walk to the town centre.
The home features two good size bedrooms, a shower room, a bright spacious living room, large hallway, a fitted kitchen and an additional reception room and utility/store from a previously converted garage.
The home enjoys ample driveway parking for multiple cars and a side and rear garden wraps around the bungalow.
Finished with double glazing and recently newly installed gas boiler.

Calne and Surrounding 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

This property is placed on a street of predominantly bungalows within a larger popular residential area. There are local services very close by, including a convenience store and take aways. The centre facilities of Calne is just a flat walk away and a bus stop is located very close to the property also.

Entrance Door

Entry to the home is through a uPVC door into a reception room which has been created from converting the garage. This room has been used as a dining room but would lend itself to a variety of uses.

Dining Room

15'06 x 8'05 (4.72m x 2.57m)

Created from the garage conversion, this room has a door and windows to the front of the home. There is ample space for a dining table and chairs, alongside sofas and display furniture. Fitted with carpet. A door leads to the kitchen and an archway opens to a utility/store area.

Utility/Store

8'07 x 7'08 (2.62m x 2.34m)

With the benefit of fitted wall and floor cupboards with worktop over, this room has been utilised as a utility/store room. A door opens to the rear garden.

Kitchen

11'08 x 10'05 (3.56m x 3.18m)

The kitchen comprises a range of wall and floor cupboards with laminate work surfaces over. Integrated gas oven and electric fan oven. Space allows for a washing machine, dishwasher and under counter fridge. A stainless steel drainer sink is situated beneath a window that views to the front of the home. A water softener is plumbed in the cupboard under the sink. Tiled flooring and splashbacks. Door to inner hallway.

Inner Hallway

The inner hallway gives access to the living room, both bedrooms and the shower room. A window views to the front.
An airing cupboard houses the combi gas boiler and there is a useful storage cupboard also. The loft hatch is located in the inner hallway, giving access to a boarded loft space.

Living Room

16'11 x 11'07 (5.16m x 3.53m)

The spacious living room has the focal feature of a gas fire with mantel and can happily accommodate multiple sofas and armchairs, alongside further furniture. There is a large window and a door that opens to the rear garden, extending the social space in the warmer months. Fitted with carpet.

Bedroom One

12'09 x 10'05 (3.89m x 3.18m)

With a window viewing over the rear garden, this bedroom has ample space to accommodate a kingsized bed and has the benefit of fitted wardrobes and drawer unit. Fitted with carpet.

Bedroom Two

10'04 x 10'05 (3.15m x 3.18m)

Bedroom two is another good size double bedroom which happily accommodates a kingsized bed, wardrobe and further furniture. A window views to the front. Carpeted.

Shower Room

7'02 x 6'04 (2.18m x 1.93m)

Comprising a large walk-in shower cubicle with glass screen, pedestal water closet and wash basin. Tiled finishings. A window with privacy glass faces the side aspect.

External

Side and Rear Gardens

The bungalow sits on a good size plot which wraps around three sides of the home. The rear and side gardens enjoy a south-easterly aspect and are fully enclosed with good privacy. Mainly laid to lawn with mature hedged borders, with a paved patio and gazebo, perfect for al fresco dining and relaxation. A paved path leads around the home and a side gate gives access to the front garden/driveway.

Driveway Parking

Laid to shingle and brickweave paving, the front of the bungalow allows driveway parking for up to six cars and would provide ample space for a motorhome or caravan.

Services

All mains services are connected.

Council Tax Band C

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
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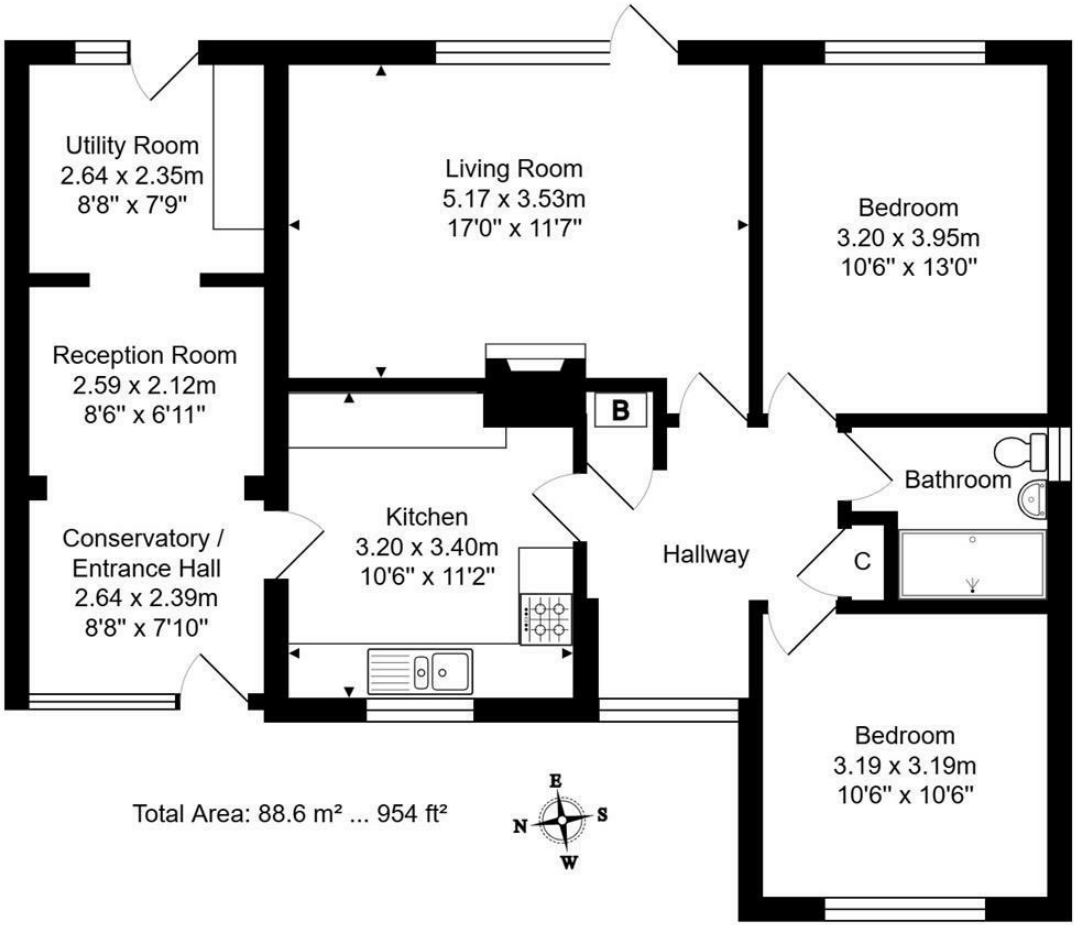

Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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