



**Oldbury Way, Calne**  
**£365,000**



This three bedroom detached home is placed in the very popular estate of Curzon Park that is within close proximity to bus stops, country walks and the town centre facilities. Internally, the home offers a spacious living room, fitted kitchen, shower room and hall. Externally, the home has a very welcoming frontage with a deep front garden and parking for multiple vehicles on a long brick drive. There is an attractive wide side porch and the bonus of a garage. The home is double glazed, gas central heating and has many upgrades over recent years.



## ACCESS & AREAS CLOSE BY

The home is on the doorstep of country walks and Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## LOCATION

The home is placed moments from Calne centre. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Calne centre has supermarkets, bistros, restaurants and a good selection of independent shops. There are numerous medical centres and pharmacies also. Recent times has seen the opening of a Tesco Superstore on the edge of town and the area

has numerous primary schools plus a secondary school. A brief outline of the accommodation is as follows:

### THE HOME

Outlined in a little more detail as follows.

### WIDE OPEN PORCH

#### 16' wide approximately (4.88m wide approximately)

The porch has feature arches and offers a pleasant place to sit and watch the world go by. Outside light and the main entrance door.

### ENTRANCE HALL

The hall is L shaped and leads to all rooms. There is a wide arch that opens into the living room There is space for display furniture.

### TRIPLE ASPECT LIVING ROOM

#### 19'3 x 12'9 (5.87m x 3.89m)

The room enjoys a large window that views out to the front garden and

two further windows that offer extra light. There is ample space for a number of sofas, dining table, chairs and extra living room furniture.

### FITTED KITCHEN

#### 12'3 x 8' (3.73m x 2.44m)

A window looks out to the side and a door opens onto the drive also. There is a selection of fitted wall and floor cabinets with work surfaces. Shelf displays. High level double oven, hob and a stainless steel chimney hood over. Inset sink and drainer. Space for a washing machine. Tile finishes.

### BEDROOM THREE/UTILITY

#### 7'10 x 7' (2.39m x 2.13m)

Presently used for the purpose of a utility, however, the room can happily be used as a guest bedroom or study.

### BEDROOM ONE

#### 12'9 x 10'4 (3.89m x 3.15m)

A double bedroom that has a selection of fitted bedroom furniture. There are wardrobes, bedside cabinets and drawers. A window looks out over the rear garden.

### BEDROOM TWO

#### 12'1 x 9' (3.68m x 2.74m)

A window looks out to the side, a double bedroom with room for a double bed and further bedroom furniture.

### SHOWER ROOM

#### 8'9 x 5'7 (2.67m x 1.70m)

The suite offers a corner shower cubicle, pedestal wash basin and a water closet. Window with privacy glass and tile finishes.

### FRONT GARDEN

The front garden is organised with ease of maintenance in mind. Gravelled and ideal for plot plant display.

### LONG BRICK DRIVE PARKING

A long brick drive in a Herringbone pattern runs down the side of the home to the garage. There is access to the front door, kitchen door and a gate to the rear garden. There is parking for a multitude of vehicles.

### GARAGE

#### 16'4 x 8'6 (4.98m x 2.59m)

Double doors open to the garage from the drive. The garage has both power and light.

### ENCLOSED REAR GARDEN

The garden has both a southerly and easterly aspect and offers very good privacy. There is a shaped patio for outside furniture, gravelled area for pot plant display and an area behind the garage for discreet storage. Timber shed. There is a further gated path that connects both front and rear gardens.



