



Wessington Park, Calne
£395,000



2 The Square, Calne, Wiltshire, SN11 0BY
01249 821110
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

- NO CHAIN
- DETACHED
- FOUR BEDROOMS
- GARAGE & DRIVEWAY
- ORANGERY
- SOUTH FACING GARDEN
- TWO SHOWER ROOMS
- KITCHEN DINING
- SEPERATE DINING ROOM
- OWNED SOLAR PANELS



45, Wessington Park

This beautifully presented detached dormer bungalow is situated in a highly desirable location on the southern side of town, with picturesque countryside walks right on the doorstep.

The property offers generous and versatile living space throughout. The ground floor features a bright dual-aspect living room, a spacious dining room, a fitted kitchen and at the rear of the property is a bright and modern orangerie. There is also a double bedroom, a well-appointed shower room, and a further single bedroom/ study on this level. Upstairs, the property offers two additional double bedrooms, both served by a shower room. Externally, the home benefits from a block-paved driveway providing ample parking, a single garage, and a well-stocked garden.

Location

The home is placed in the Quemerford area of Calne and on the edge of some of the most beautiful countryside Wiltshire has to offer. Wessington Park, as the name suggests, has the focal point of a recreational park. The Quemerford area features two converted Historic Mills with one having a Mill Leat. From the home there are idyllic country and riverside walks on the doorstep.

The Home

Outlined in further detail:

Entrance Hall

Upon entering the home, a wide hallway gives access to the living room, study/bedroom four, shower room, dining room and the garage. Stairs rise to the first floor. There is room for display furniture.

Living Room

17'02 x 11 (5.23m x 3.35m)

A generous living room which provides space for multiple sofas with further space for additional furniture. Enjoying natural light with a large window to the front and a window to the side. Glass paneled double doors open into the dining room. Fitted with wall lighting and carpet.

Dining Room

15'06 x 11'01 (4.72m x 3.38m)

The dining room can be accessed via the hall and living room and flows through into the kitchen via an archway. Space allows for a table and chairs along with items of display furniture. There is a window to the side and wood-effect laminate flooring.

Kitchen

14'01 x 10 (4.29m x 3.05m)

The kitchen comprises a range of white wall and base cabinetry with black laminated worktops and a tiled splashback. Integrated within the kitchen is a one-and-a-half bowl sink with a drainer, along with a gas hob, electric double oven, and cooker hood. Additional appliances include an under-counter fridge, and a washing machine.

Orangery Extension

12'02 x 7'09 (3.71m x 2.36m)

A modern addition to the home, accessed via the kitchen. It is a bright and airy social space that flows seamlessly into the garden through large windows and patio doors. Featuring a lantern roof.

Principal Ground Floor Bedroom

15 x 10 (4.57m x 3.05m)

A spacious master that provides space for a king-size bed and bedside tables. There is a bank of fitted wardrobes. Patio doors open onto the rear garden patio area.

Shower Room

9'06 x 5'05 (2.90m x 1.65m)

The fully tiled room features a double walk-in shower with sliding screen. Water closet and pedistal wash basin.

Bedroom Four/Study

11'01 x 6'06 (3.38m x 1.98m)

Bedroom four can accommodate a single bed and storage furniture. Ideal for use as a home study or hobby room. Window to the side.

Landing

11'07 x 9'09 (3.53m x 2.97m)

Bedroom Two

14'10 x 10'07 (4.52m x 3.23m)

A good-sized double bedroom with space for further furniture, with the benefit of built-in storage. Window to the side.

Shower Room

Complimenting the upstairs bedrooms is a shower room with a cubicle shower, wall-hung wash basin and water closet. Partly tiled.

Bedroom Three

10'08 x 10'11 (3.25m x 3.33m)

A double bedroom with the benefit of built-in eaves storage. A window to the side.

Externals

Outlined in further detail as follows:

Garage

16'08 x 8'01 (5.08m x 2.46m)

With an up-and-over door to the front and an internal door from the hallway. The garage features a window to the side and the wall mounted combi boiler. The height is 8'7 ft ideal for multiple different uses/ storage.

Rear Garden

A private south-facing rear garden, with well-stocked beds. There is a large patio area for outdoor furniture. Gated side access and bin storage.

Front Garden & Driveway

To the front of the home there is a front garden, lined by a hedge for added privacy, and there is a decorative circular patio ideal for potted plants. In front of the garage is a brick-paved driveway.

Services

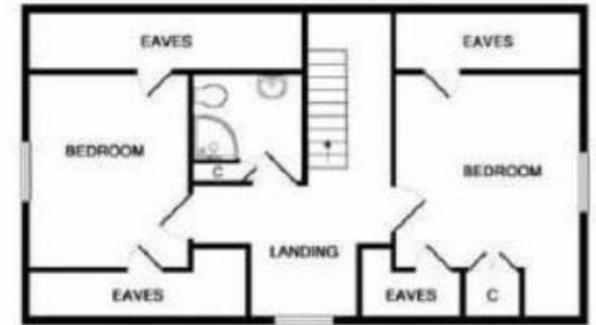
All mains services are connected.

Council Tax Band: D

Solar Panels: Owned and Fitted in 2014







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.