



Wenhill Heights, Calne
£325,000

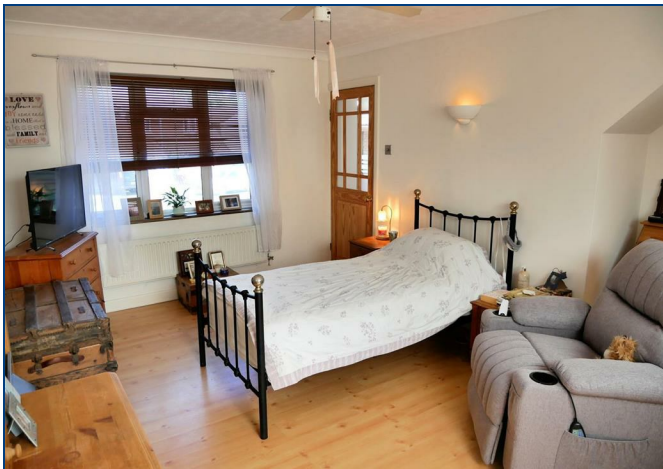


Wenhill Heights, Calne £325,000

An exciting opportunity to purchase a detached, three bedroom, two bathroom home on the much sought after Wenhill Heights development. In need of some modernisation, this property offers plenty of potential to create the perfect family home in a quiet, cul-de-sac location.

To the ground floor, the accommodation comprises of a welcoming entrance hall, spacious dining kitchen, living room, rear lobby with downstairs W.C and conservatory perfectly placed to enjoy the south facing garden. The first floor offers the large principal bedroom with en-suite shower room and two further bedrooms with a family bathroom to complement. Externally, the home enjoys a sunny and private garden, recently laid with gravel for ease of maintenance. A garage with power and lighting offers excellent storage space and can be accessed either by the garden or driveway parking.

Gas central heating and double glazing throughout.



Entrance Hall

Doors lead through to the living room, kitchen diner and an under stairs storage cupboard. Stairs rise to the first floor and gallery landing.

Living Room

15'07 x 12'04

A door leads through to the rear lobby and sliding patio doors open to the conservatory.

Kitchen Diner

19'02 x 8'03

Fitted with a range of matching white, shaker style wall and base cabinets and complemented by the colourful tiled back splash. Inset to the cabinetry is a one and a half sink with drainer with space and plumbing allowing for a washing machine, fridge/freezer, electric oven and hob and an additional appliance.

To the remainder of the room, space easily allows for a dining table and chairs.

The dual aspect with windows looking out over both the front and rear of the home create a bright and airy space at all times of day, perfect for entertaining.

A door leads through to the rear lobby

Rear Lobby

Doors lead through to the downstairs cloakroom and the rear garden.

Downstairs Cloakroom

2'06 x 5'10

Fitted with a pedestal wash basin and W.C.

Conservatory

11'01 x 10'10

A great space to enjoy the rear gardens southerly aspects, with space allowing for a variety of lounging furniture. Fitted with power, lighting and a radiator with French doors leading out to the rear garden.

First Floor Landing

Doors lead through all three bedrooms and the family bathroom with a window viewing out over the rear garden.

Master Bedroom

14'11 x 8'08

Ample space allows for a king size with further supporting furniture and built in wardrobes to one wall

offer excellent storage. To one corner of the room, it opens through to the en-suite shower room. A large window views out over the front of the home allowing plenty of natural light.

En-suite

6'0 x 2'10

Fitted with an enclosed shower cubicle and pedestal wash basin. A window opens out over the side of the home.

Bedroom Two

10'08 x 8'05

Another spacious double with room allowing for a king size bed with further storage and display furniture. A built in cupboard offers additional storage and a window views over the front of the home.

Bedroom Three

7'09 x 7'01

Space allows for a single bed with additional furniture and is ideal for use as a bedroom or home office. A window views out over the front garden.

Family Bathroom

5'08 x 6'09

A fitted suite comprising of the bath with shower over, pedestal wash basin and W.C. A window with privacy glass opens over the rear of the home.

Garage

Accessed via an up and over door to the front of the home, or a pedestrian door from the rear garden. Fitted with power and lighting with further storage to the eaves.

Front Garden

Largely laid to gravel for ease of maintenance and space for potted plants, with a paved pathway leading to the front entrance and side access.

Rear Garden

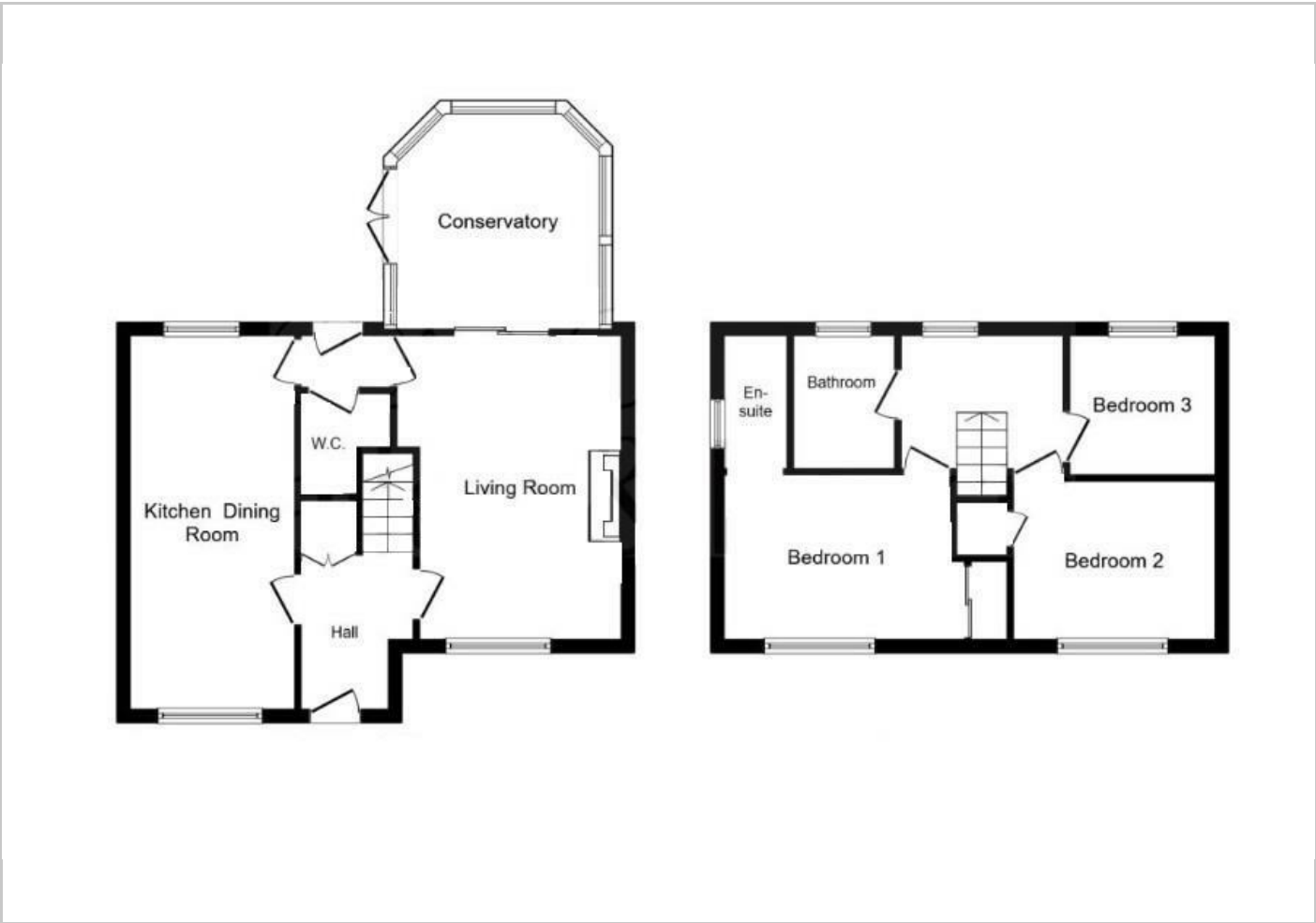
Recently laid to gravel for ease of maintenance, this south-west facing garden offers plenty of potential for redesigning and enjoying it's sunny aspects. A pedestrian door gives access to the garage and a side passage leads to the front of the home.

Driveway Parking

Driveway parking in front of the garage.



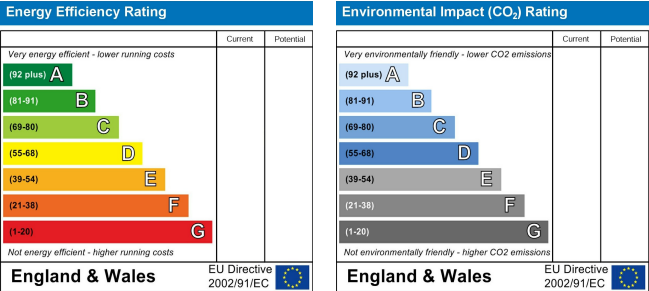
Floor Plans



Area Map



Energy Performance Graph



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