



**Cowslip Grove, Calne**  
**£220,000**

## Cowslip Grove, Calne £220,000

A two bedroom semi detached home placed in a cul-de-sac with excellent driveway that can accommodate at least three vehicles. Internally the ground floor features an entrance hall with access to a modern fitted kitchen and onto the living dining room, generous enough to accommodate sofas, a dining table and chairs, and enjoys views over the garden. The first floor offers two generous bedrooms and a family bathroom. There is a generous garden that enjoys the sun from its southerly aspect and there is gas central heating and double glazing throughout.



## LOCATION

Positioned in a cul-de-sac of residential homes, within short walking distance of Calne and its amenities. There are also local primary schools within walking distance.

## THE HOME

Outlined in further detail as follows:

## ENTRANCE HALL

Upon entry to the home, the entrance hall leads to the kitchen, living dining room. Space for hanging outdoor attire.

## KITCHEN

8'10" x 7'0"

A modern fitted kitchen consisting of sleek wall and floor cabinets with an integrated dishwasher, electric oven and hob. Space allows for a washing machine and fridge freezer. There is a stainless steel sink with a drainer below a window which looks out over the front garden. Finished with tiled splashback and wood-effect flooring. Wall-mounted combi boiler.

## LIVING DINING ROOM

16'1" x 12'7"

A generous living room which easily provides space for multiple sofas and a natural area to accommodate a dining table, chairs and additional wall space for cabinets and other furniture. An open balustrade staircase leads to the first floor and sliding doors lead into the garden. Fitted with grey wood-effect flooring.

## FIRST FLOOR LANDING

From the living room a staircase leads to the first floor with further doors giving access to the bedrooms and the bathroom.

## MASTER BEDROOM

11'7" x 9'4"

A spacious master bedroom which provides space for a king-size bed, bedside tables and plenty of additional wall space for wardrobes and other furniture. A window looks out over the rear garden.

## BEDROOM TWO

11'6" x 6'4"

A very generous single bedroom that has room for a bed and additional space for wardrobes. Window to the front.

## FAMILY BATHROOM

11'6" x 6'4"

The bathroom consists of a panel-enclosed bath with a shower and a splash screen. There is a water closet and pedestal wash basin. Finished with tiled flooring, wall tiling, and a front window with privacy glass.

## EXTERNAL

Outlined as follows:

## FRONT GARDEN

The front garden is laid to lawn with shrubs to the front border.

## REAR GARDEN

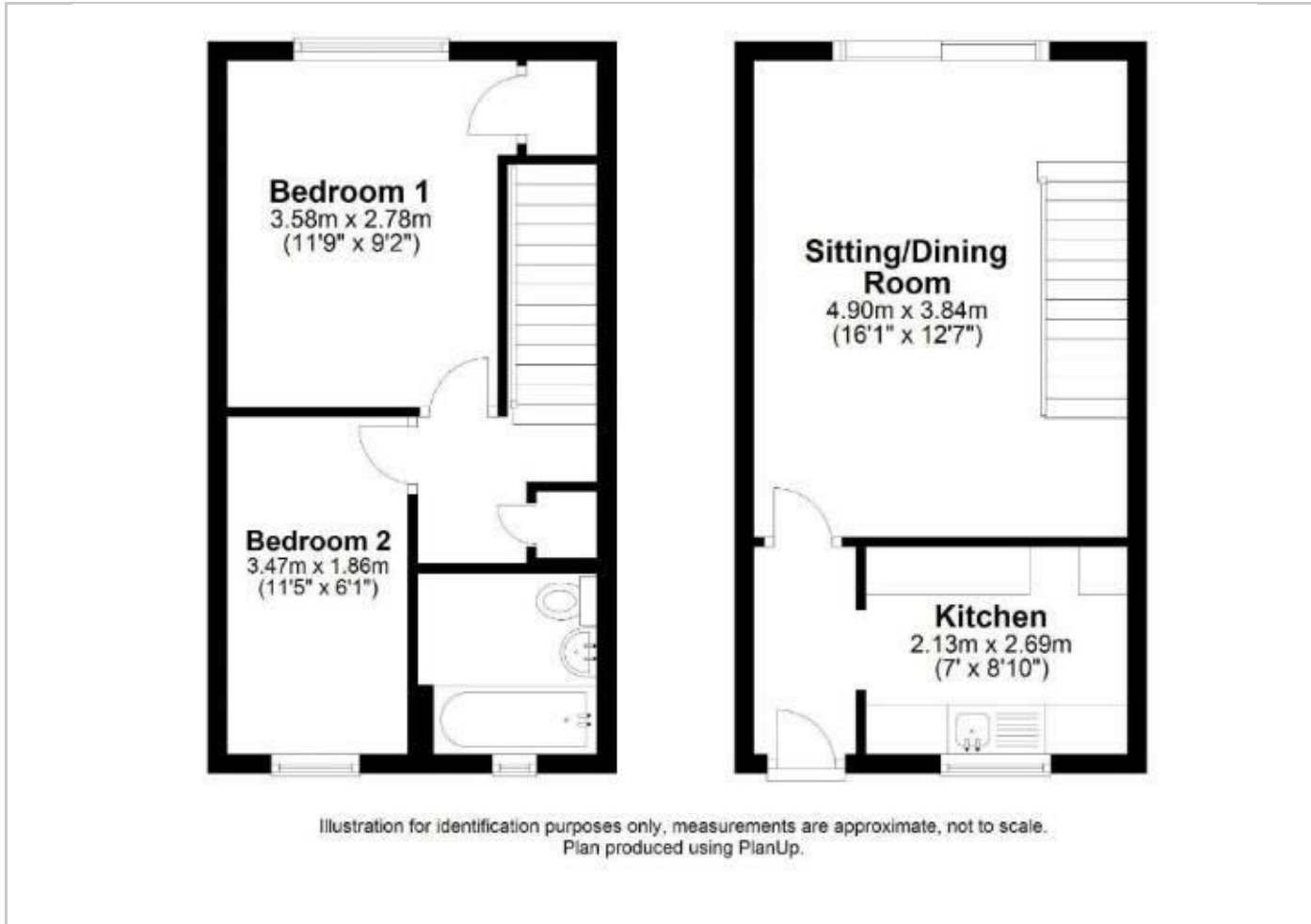
A level lawned garden which enjoys the sun with its southerly aspect. The garden is fully enclosed and mainly laid to lawn. Adjacent to the home is a path leading from the living room to the side access gate.

## PARKING

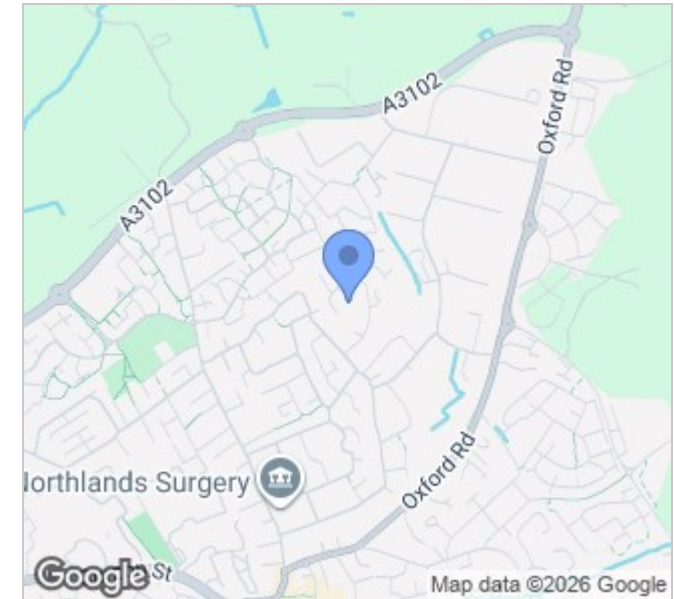
To the side of the home is a long drive way which is laid to shingle and provides parking for at least three vehicles.



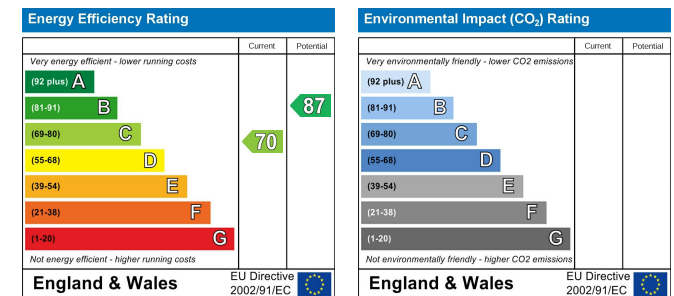
## Floor Plans



## Area Map



## Energy Performance Graph



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