



Duncan Street, Calne
£270,000

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

- LINK SEMI-DETACHED
- THREE GOOD SIZE BEDROOMS
- GARAGE
- DRIVEWAY PARKING
- WESTERLY REAR GARDEN
- CONSERVATORY OPEN PLAN TO LIVING ROOM
- FITTED KITCHEN
- MODERN BATHROOM SUITE
- DOUBLE GLAZING
- GAS CENTRAL HEATING



80, Duncan Street

Located in a popular residential area, close to the amenities of the town, this link semi-detached home offers three well-proportioned bedrooms, a living room which flows through to a large conservatory, entrance hall, a modern fitted kitchen and upstairs bathroom. Externally, there is an enclosed rear garden with a pergola, an attractive front garden with decorative stone chippings ideal for pot plant display, a driveway and a garage with power, light and a pedestrian door that opens to the rear garden. A short stroll takes you to local shops, schools and open green areas.

The home has the benefit of double glazing throughout and gas central heating.



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

Ideally positioned, tucked away in a quiet cul-de-sac, the property is within easy walking distance of the town centre, local amenities and a nearby bus stop.

The Home

Entrance Hall

The entrance hall gives access to the kitchen and the living room. There is ample space for display furniture and storage of coats and shoes. Fitted with carpet.

Kitchen

9'05 x 8'11 (2.87m x 2.72m)

The kitchen comprises a range of floor and wall cabinets, with laminate work surfaces. Integrated to the kitchen is a double electric oven, four-ring gas hob and cooker hood. There is space for a tall fridge freezer, dishwasher and washing machine. A composite one and a half drainer sink is set beneath a

window that views over the front garden. The combi boiler is situated here, which was installed only two years ago. Wood-effect laminate flooring.

Living Room

13'08 x 12'08 (4.17m x 3.86m)

The living room can accommodate sofas and armchairs, alongside display and storage furniture. Balustrade stairs rise to the first floor. Fitted with carpet.

The living room flows through to the conservatory through a wide opening.

Conservatory

10'09 x 9'04 (3.28m x 2.84m)

Filled with natural light, the uPVC conservatory is used by the current owners as a formal dining room and offers a flexible additional reception room to the ground floor accommodation. With an electric fire and a ceiling fan for all-round comfort. French doors open out to the rear garden. Tiled flooring.

Upstairs Landing

The landing gives access to all three bedrooms and the bathroom, as well as a deep storage cupboard.

Bedroom One

11'07 x 9'05 (3.53m x 2.87m)

Bedroom one has ample space for a kingsized bed, bedside tables and wardrobes. A window views over the rear garden. Laminate flooring.

Bedroom Two

16 x 8'03 (4.88m x 2.51m)

Bedroom two is another excellent double bedroom which can accommodate a kingsized bed, wardrobes and further furniture. Window to the front aspect. Loft access.

Bedroom Three

11'09 x 6'07 (3.58m x 2.01m)

Bedroom three is currently used as a home office but can fit a double bed if required. A window views over the front of the home. Laminate flooring. Another loft

hatch is located in this room; the loft is boarded with a light.

Bathroom

6'03 x 6 (1.91m x 1.83m)

The white suite modern bathroom comprises a panel L-shaped bath with electric shower over, a concealed cistern water closet and a vanity wash basin. Tiled walls and vinyl flooring. A window with privacy glass faces to the front aspect.

External

Front Garden

The attractive front garden is laid to decorative stone chippings with a path that leads to the canopied front door.

Rear Garden

The rear garden is fully enclosed and enjoys a westerly aspect. From the conservatory, there is a paved patio area and access to the garage via a pedestrian door. The garden is laid mainly to lawn with mature planting to the borders. At the far end of the garden, there is a pergola over a fish pond, a paved patio with ample space for outdoor dining, an area of decorative slate chippings and a summer house.

Garage

A single garage with an up and over vehicular access door to the front, a pedestrian door to the rear, power and light.

Driveway Parking

Off road driveway parking for one car.

Services

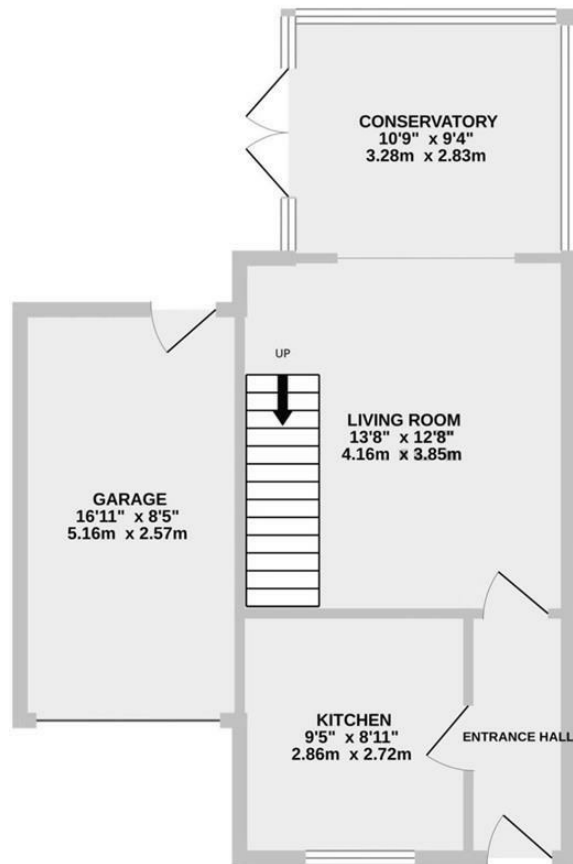
All services are mains connected.

Council Tax Band C.

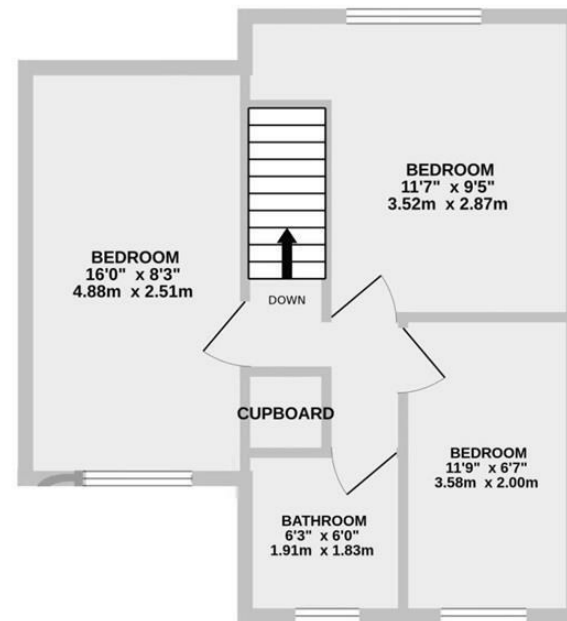




GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.

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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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