Carp Road, Calne

Asking Price £335,000

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- Four-Bedroom Family Home
- Garage and Parking
- Kitchen with Connecting Dining Room
- Ensuite to Principal Bedroom and Family Bathroom
- Built-in Wardrobes to All Bedrooms
- Study
- Guest Cloakroom
- Utility Room
- Southerly Rear Garden
- Gas Central Heating and Double Glazing

16, Carp Road

A spacious four bedroom family home, with garage and drive parking, located close to town amenities, schools, road links and a short walk from open countryside. Offered for sale with no chain and vacant possession.

A double-fronted home offering flexible living space with the ground floor featuring an entrance hall, study, cloakroom, utility room with additional rear lobby/boot room, living room and kitchen with connecting dining room. Upstairs there are three double bedrooms, the principal having an en-suite, and a single bedroom. All of the bedrooms have the benefit of built-in wardrobes and the first floor is completed by a family bathroom. The rear garden is south-facing, fully enclosed with gated side access and is designed to offer different areas to relax and dine with thoughtfully planted flower borders and areas for pot plant display. There is a single garage at the rear of the home with parking infront.
Gas central heating and double glazing.

Calne and Surrounding Areas

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

Placed on a desirable residential development within a cul-de-sac, ideally placed for access to multiple primary schools, a secondary school, local shops, takeaways and a doctors surgery, with access to the town centre and open countryside just short level walk away.

The Home

In more detail as follows:

Entrance Hall

A spacious entrance hall which gives access to all of the downstairs rooms and balustrade stairs rise to the first floor, with understairs shelved storage area.

Study

9'06 x 6'08 (2.90m x 2.03m)

With a window to the front, this useful study room is perfect for the home-worker or as a hobby room. Fitted with carpet.

Guest Cloakroom

The guest cloakroom comprises a concealed cistern water closet and vanity with handwash basin. Tiled finishings and luxury vinyl flooring.

Living Room

14'08 x 12 (4.47m x 3.66m)

Full of natural daylight, the living room has the benefit of a window and a wide patio door that views and opens out to the rear garden. The room is of a good size and can happily accommodate sofas and armchairs alongside display furniture. There is an electric fire with mantel as a focal point and is fitted with carpet.

Kitchen

10'10 x 8'10 (3.30m x 2.69m)

The kitchen is spacious and connects to the dining room which creates a great flow to the ground floor. The kitchen comprises a range of painted wall and floor cupboards with laminate worktop. Integrated to the kitchen is an electric hob, a mid-height fan oven, fridge freezer and a water softener plumbed under the sink. The combi boiler is located here in a wall cupboard. A composite drainer sink is situated beneath a window that views over the rear garden. An arched opening leads to the dining room.

Dining Room

10'09 x 8'07 (3.28m x 2.62m)

The dining room offers ample space for a large dining set alongside display furniture. A window faces the front of the home. Luxury Vinyl Flooring.

Utility Room and Boot Room

5'08 x 5'06 (1.73m x 1.68m)

A useful addition to the home, the utility room has a stainless steel sink and drainer with wall and base cupboards. There is space and plumbing for a washing machine. Tiled floor. A door opens to a rear porch/boot room, providing the benefit of extra storage and with two windows and a door to the garden.

First Floor Landing

The carpeted landing gives access to all four of the bedrooms and the family bathroom. There is an airing cupboard with a towel radiator and loft access.

Principal Bedroom

15'06 x 11'11 (4.72m x 3.63m)

Of an excellent size, the principal bedroom features two double fitted wardrobes and is large enough to accommodate a kingsize bed, bedside tables, dressing table and further furniture. A windows views out to the front of the home. Fitted with carpet. A door leads to the en-suite.

En-suite

7 x 4'05 (2.13m x 1.35m)

The en-suite comprises a shower cubicle, with a wash basin and wc set into a vanity. A window with privacy glass faces the front aspect. Vinyl flooring.

Bedroom Two

12 x 9'08 (3.66m x 2.95m)

Another good size double bedroom with fitted wardrobes and ample space for a kingsize bed alongside further bedroom furniture. A windows looks out over the rear garden. Fitted with carpet.

Bedroom Three

11'02 x 8'10 (3.40m x 2.69m)

Bedroom three also has the benefit of being able to fit a double bed and has fitted wardrobes. Carpeted. A window views to the front of the home.

Bedroom Four

8'09 x 5'09 (2.67m x 1.75m)

A single bedroom with the benefit of a built-in wardrobe. Also ideal as a home office with a lovely view of the rear garden from the window. Fitted with carpet.

Family Bathroom

8'03 x 5'10 (2.51m x 1.78m)

The family bathroom has a large corner bath with shower over and a vanity with concealed cistern wc and wash basin. Chrome towel radiator. A window with privacy glass faces the rear of the home.

External

In more detail as follows:

Rear Garden

The rear garden is south-facing, enjoys a good level of privacy and is fully enclosed, with a side access gate that leads to the drive and garage. The garden has been designed to be easy maintenance with paved sections and shingled areas with thoughtfully planted borders and space for pot plant display. There is a pergola, plus a paved patio, of which both make lovely places to relax, dine and entertain.

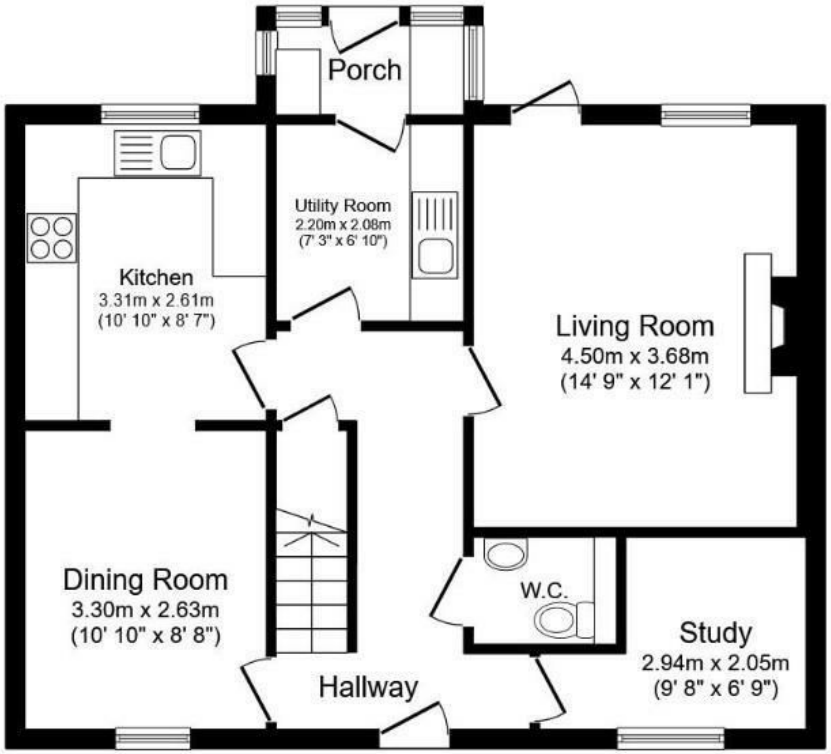
Garage and Parking

Situated at the rear of the property, the single garage has an up and over door. There is a parking space available infront of the garage.

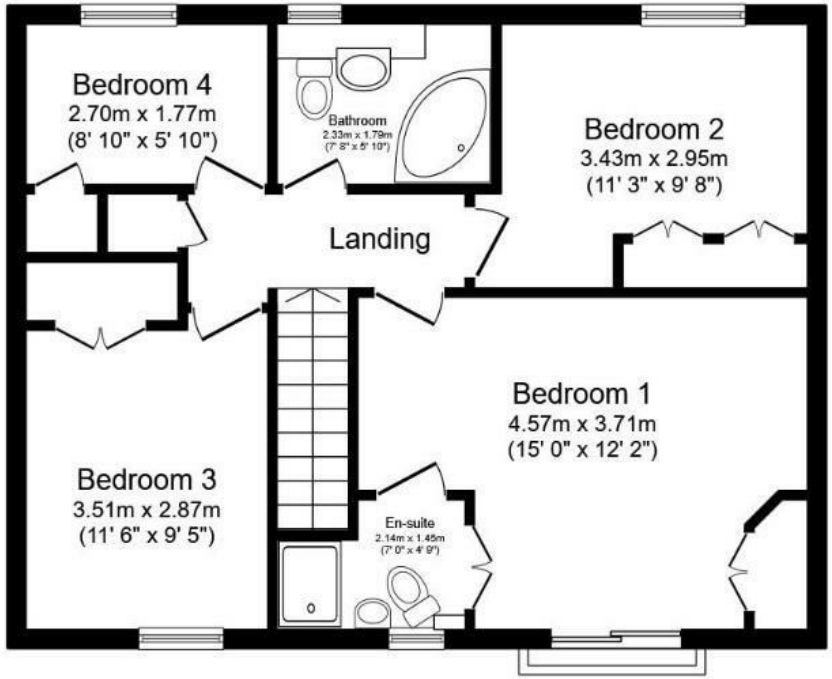
Services

All mains services.

Council Tax Band D.



Ground Floor



First Floor

Total floor area 119.7 m² (1,288 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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

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