





North End, Calne SN11 9DQ

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Welcome to

North End, Calne

Beautifully presented and substantially extended five-bedroom semi-detached family home on a generous plot, just a short walk from the town centre, schools and amenities. Offering versatile living space, ample parking, a garage, excellent storage and a superb south-west facing garden.

Entrance Hall
Entrance to this spacious five-bedroom semi-detached family home is via a front door leading into a welcoming entrance hall. Featuring laminate flooring, the hall provides access to the sitting room, dining room, and staircase rising to the first floor, creating a practical and inviting introduction to the property.

Sitting Room
A spacious and inviting sitting room offering ample space for lounge furniture. A charming open fireplace with timber mantel, tiled hearth, and inset log burner provides an attractive focal point to the room. Natural light floods in through the window to the front aspect, while French doors open into the conservatory, creating an excellent space for relaxing and entertaining. Further benefits include laminate flooring, a radiator, and a door leading through to the kitchen.

Second Reception Room
A versatile second reception room offering excellent flexibility for use as a formal dining room, family room, or home office. The room benefits from a window to the front aspect, laminate flooring, and a radiator, with a door providing convenient access through to the kitchen.

Kitchen
The fitted kitchen is well-equipped with a range of wall and base units complemented by work surfaces over and a one-and-a-half bowl sink/drainer with mixer tap. Integrated appliances include a double oven and gas hob with extractor hood over, while there is plumbing for a washing machine, space for a tumble dryer, and room for a fridge/freezer. The kitchen enjoys plenty of natural light from a window to the side aspect and two further windows overlooking the rear garden. Finished with vinyl flooring, this is a practical and functional space ideally suited to modern family living.

Cloakroom
The property also benefits from a conveniently located downstairs cloakroom, created from the former understairs the space is a chrome ladder-style heated towel rail, providing cupboard. Fitted with a low-level WC and wash hand basin with tiled splashbacks and mixer tap, the room also features an extractor fan and vinyl flooring, providing a practical addition for modern family living.

Conservatory
The conservatory is a fantastic addition to the home, providing a generous and versatile living space that is currently utilised as a family dining room. Enjoying an abundance of natural light from windows to the rear and side aspects, the room also benefits from a door to the side and French doors opening directly onto the garden, creating an excellent connection between the indoor and outdoor spaces. Finished with tiled flooring and underfloor heating, this flexible room is ideal for dining, entertaining, or relaxing with family and friends throughout the year.

First Floor Landing
The first-floor landing is accessed via stairs rising from the entrance hall and provides further stairs to the second floor. Benefiting from a window to the rear aspect, the landing is bright and airy and also features an airing cupboard. Doors lead to bedrooms one, four and five and the family bathroom, offering a practical layout for family living.

Bedroom One
A generous principal bedroom offering ample space for a full range of bedroom furniture. The room is enhanced by attractive half-panelled walls, adding character and style, while a window to the front aspect provides plenty of natural light. Further benefits include a radiator and direct access to the en-suite shower room, creating a comfortable and private retreat.

En-Suite
The fully tiled en-suite is fitted with a low-level WC, wash hand basin, and corner shower cubicle. Complementing both comfort and practicality. Nicely appointed, the en-suite serves as a convenient addition to the principal bedroom.

Bedroom Four
Bedroom four is another well-proportioned bedroom, making it an ideal child's bedroom, guest room, or home office. The room benefits from a window to the front aspect providing plenty of natural light, together with a radiator and space for a range of bedroom furniture.









Bedroom Five
Bedroom five is situated to the rear of the property and enjoys a pleasant outlook over the garden through a window to the rear aspect. Although the smallest of the five bedrooms, it remains a well-proportioned room with ample space for bedroom furniture, making it ideal as a child's bedroom, nursery, guest room, or home office. Further benefits include a radiator.

Bathroom
The family bathroom is fitted with a low-level WC, vanity wash hand basin with useful storage below, and a bath with mixer tap and shower over. Three obscure glazed windows to the rear aspect provide natural light while maintaining privacy. Additional features include inset spotlights, tiled flooring, a chrome ladder-style heated towel rail, and tasteful décor, creating a practical and comfortable family bathroom.

Second Floor Landing
The second-floor landing benefits from a skylight window, allowing natural light to flood the space. From here, doors provide access to bedrooms two and three, creating a separate upper-floor retreat that is ideal for older children, guests, or those seeking additional privacy.

Bedroom Two
Bedroom two is a particularly spacious room, benefiting from both a window to the rear aspect and a skylight window that combine to flood the space with natural light. Offering ample room for a range of bedroom furniture, this impressive bedroom would be ideal for an older child or teenager, providing a private and relaxing retreat away from the main family living areas. Further benefits include a radiator.

Bedroom Three
Bedroom three is another well-proportioned room situated on the top floor, offering a bright and comfortable space with a window to the rear aspect. The room benefits from useful eaves storage, providing practical additional space, and a radiator. Ideal as a bedroom for an older child, guest room, or home office, this versatile room completes the second-floor accommodation.

Front Garden
The front garden is attractively enclosed by a low-level brick wall, with a pathway leading to the front door. Lawn area to the side with an additional gravelled area, the frontage provides an appealing first impression of the property. A side access gate leads through to the rear garden, offering convenient access and practicality for family living.

Rear Garden
The rear garden is a true highlight of the property, offering a wonderful outdoor space for both relaxation and entertaining. Enclosed by wooden fencing, the garden has been thoughtfully landscaped to include a covered pergola, creating the perfect setting for al fresco dining throughout the year. Generous patio areas provide ample space for outdoor furniture, while the large lawn is ideal for children and pets to enjoy. Adding colour and interest, there are raised flower borders along with an impressive selection of established fruit trees, grapevines, berry bushes, and herbs, creating a productive and attractive garden environment. A side gate provides convenient access to the driveway.

Parking
The property further benefits from a generous driveway, accessed via double gates, providing off-road parking for approximately four vehicles. Offering both convenience and security, the driveway provides ample space for multiple cars, making it ideally suited to modern family living and visiting guests.

Garage
The property also benefits from a garage, fitted with an up-and-over door and equipped with power and lighting. Providing excellent storage space, secure parking, or potential for use as a workshop, the garage is a practical addition to this versatile family home.

Agent Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

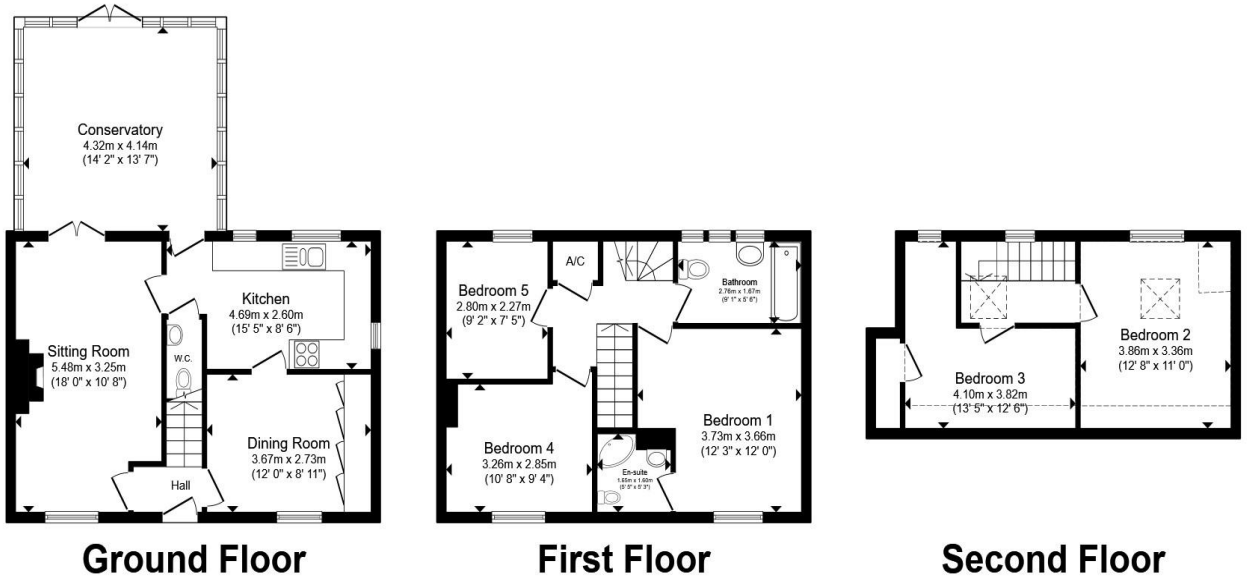
Welcome to

North End, Calne

- Five Bed Substantially Extended Family Home
- Spacious Conservatory & Versatile Living Accommodation
- Principal Bedroom with En-Suite Shower Room
- Driveway Parking for Approx Four Vehicles & Garage
- South-West Facing Garden with Pergola

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£400,000



Total floor area 134.7 m² (1,450 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). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
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