



Amberley Close, Calne

£369,950

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- DETACHED DOUBLE FRONTED HOME
- LANDSCAPED GARDEN
- FITTED DINING KITCHEN
- THREE BEDROOMS
- LIVING ROOM & CONSERVATORY
- MULTIPLE PARKING
- GARAGE
- GAS CENTRAL HEATING & DOUBLE GLAZED
- EXTRA SIDE GARDEN
- SHOWER ROOM & EN-SUITE



30A, Amberley Close

An extended detached home that has the advantage of multiple parking, garage, enclosed garden and an extra side garden area. The three bedrooms offer you two large doubles, a generous single, double shower room and an en-suite. The ground floor floor has a large living room, vaulted conservatory, fitted dining kitchen, hall and a guest cloakroom. There is gas central heating and double glazing also. Close to multiple amenities (medical centre, primary school, cafe and super market) and with country walks on the door step.



LOCATION

The home is placed on a residential estate to the north of Calne centre. Within walking distance is a local primary school, medical centres, a pharmacy, leisure centre, park, cafe and a Tesco Express supermarket. The facilities of Calne centre and the new Tesco Superstore are also within easy reach and a flat walk away. Country walks are a gentle stroll.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

THE HOME

Outlined in a little more detail as follows;

ENTRANCE HALL

Stairs rise to the first floor. Doors give access to the living room, dining kitchen and to the guest cloakroom.

GUEST CLOAKROOM

6'2 x 3'9 (1.88m x 1.14m)

Window with privacy glass. Water closet and a wash basin set into a vanity cabinet. Tall store cupboard.

LIVING ROOM

18'10 x 10'6 (5.74m x 3.20m)

The room has a dual aspect with a window looking out to the front and access to the conservatory. There is room for a number of sofas and extra items of living room furniture.

VAULTED CONSERVATORY

9'10 x 9'10 (3.00m x 3.00m)

Windows look out over the rear garden. French doors

open out onto the patio and expand living space in fine weather. There is room for large items of furniture and is ideal as an extra family room or alternative for dining.

DINING KITCHEN

20' x 8'1 (6.10m x 2.46m)

The room is arranged to offer natural dining and kitchen areas. The dining area has French doors opening onto the rear patio enlarging the entertaining space.

The kitchen has a generous selection of fitted wall and floor cabinets with, work tops, undercabinet lighting plus pan drawers. Space has been allowed for a dish washer and a fridge freezer. Inset gas hob, stainless steel cooker guard and chimney hood with light. Inset double oven and integrated washing machine. Inset one and a half sink and drainer. Tile finishes and a window looks out over the front garden.

FIRST FLOOR LANDING

Doors open to the bedrooms and to the family shower room.

MASTER BEDROOM

12'9 x 9'9 plus wardrobes (3.89m x 2.97m plus wardrobes)

A window offers a view out over the front. There is room for a king size double bed and extra furniture. Built-in double wardrobe. Access to the en-suite.

MASTER EN-SUITE

7'8 x 5'2 into shower (2.34m x 1.57m into shower)

Water closet and a wash basin. Recessed shower cubicle. Window with privacy glass and tile finishes.

BEDROOM TWO

11'4 x 10'7 plus wardrobe (3.45m x 3.23m plus wardrobe)

Deep wardrobe/store cupboard. There is room for a king size double bed and extra furniture. A window looks out to the front.

BEDROOM THREE

7'9 x 7'6 (2.36m x 2.29m)

A generous single room that would also be ideal as a study/office.

FAMILY SHOWER ROOM

6'7 x 6'2 (2.01m x 1.88m)

Double walk-in shower, water closet and a pedestal wash basin. Chrome towel rail radiator. Shaver point. Window with privacy glass. Tile finishes.

FRONT & SIDE GARDENS

The front has a hedge boundary and a path to the front door. There is a shingled area for pot plants and there is a mature flower bed. To the side of the home is a long flat lawn with ornamental trees. The garden has access to the drive and could offer numerous extra uses (further parking for example)

DRIVE PARKING

At the rear of the home is a drive with turning that leads to the garage and rear access gate. There is parking for several vehicles.

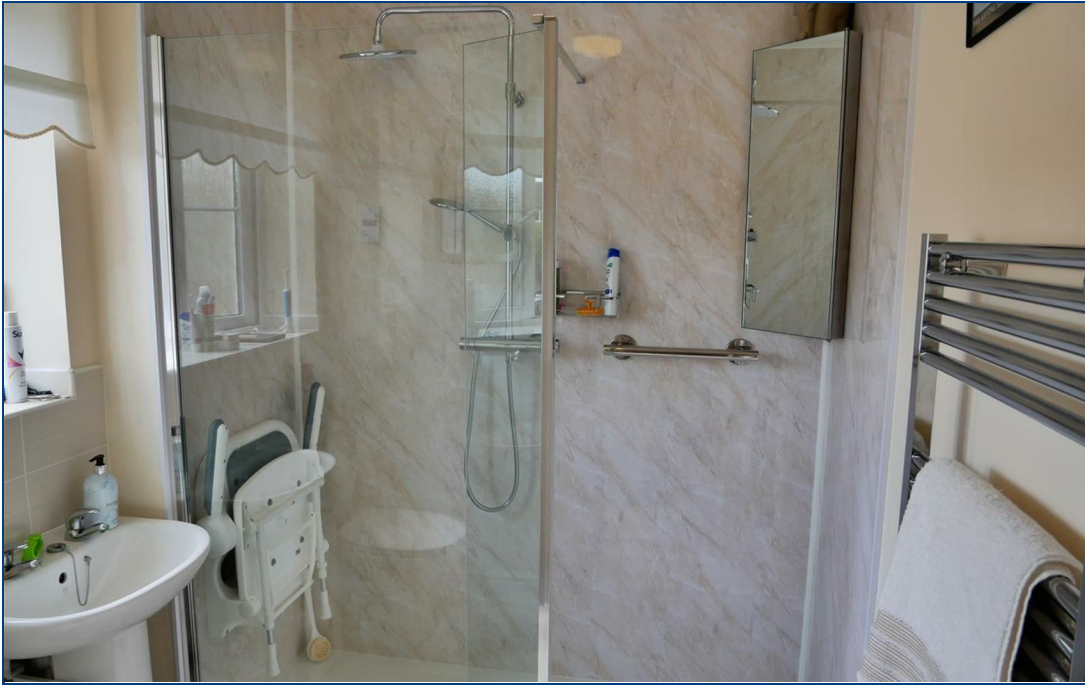
GARAGE

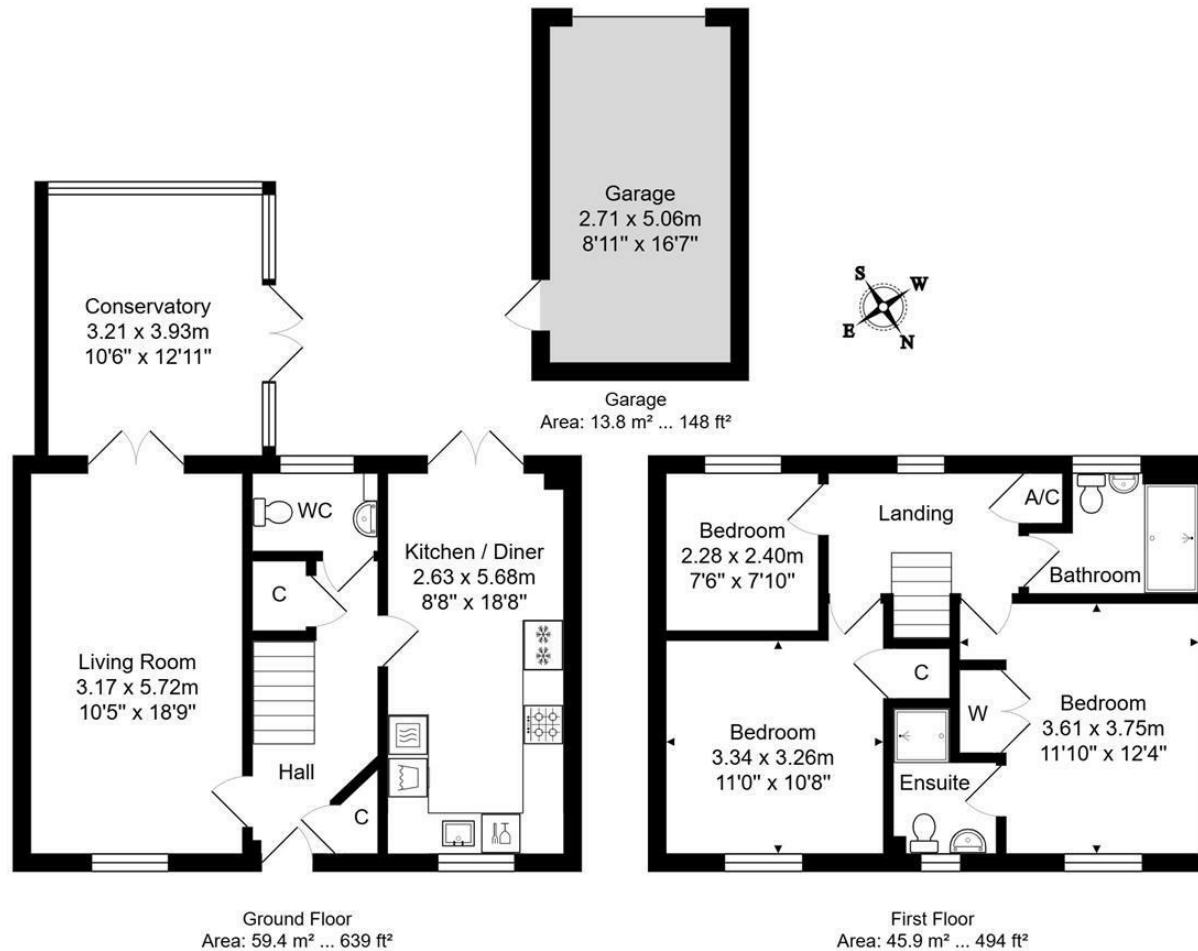
The garage has an up and over door vehicle access and a side door to the garden. Power and light.

ENCLOSED REAR GARDEN

The garden has south and westerly aspects. The garden is organised with ease of maintenance in mind, lounging and entertaining. There are patios for outside furniture and a central lawn for relaxing. There is a raised bed along the garage wall for ornamental planting. To one corner are raised beds for cultivation.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. www.epcassessments.co.uk

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

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