



39 Highgrove Close, Calne, SN11 8NF

GOODMAN WARREN BECK

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£285,000

NO ONWARD CHAIN! A modern well presented three bedroom detached house ideally situated offering easy access to a wide range of amenities. The ground floor accommodation offers an entrance porch that opens into a sitting room with stairs to the first floor, double doors open into a well appointed kitchen with an extensive range of fitted units, breakfast bar, range cooker and integrated fridge freezer with another door then opening into a good size double glazed conservatory. The first floor boasts a main bedroom with built-in double wardrobe, two further bedrooms and a modern bathroom with over bath shower. Other benefits include double glazing and gas central heating. To the front is a low maintenance gravelled front garden and driveway providing off road parking leading to an attached garage. To the rear is an enclosed garden laid mainly to lawn.

Situation

The property is situated on the popular Sands farm estate within walking distance of the town centre, a nursery and primary school and a convenience store offering post office services. Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. For those with recreational interests there are golf courses at North Wilts and Bowood, Derry Hill, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. Calne is an expanding north Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (c.6 miles) and Swindon (c.18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible, whilst a mainline railway station at Chippenham provides regular services to London, Paddington in just over an hour.

Accommodation Comprising:

Double glazed Entrance door to:

Entrance Hall

Shelf and cupboard unit. Wood laminate flooring. Door to:

Sitting Room

Double glazed window to front. Stairs to first floor. Radiator. Wood laminate flooring.

Kitchen/Dining Room

Double glazed window to rear. Radiator. Range of drawer and cupboard base units and matching wall mounted cupboards. Rolled edge worksurfaces with matching upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Range cooker with extractor over. Integrated fridge/freezer. Space and plumbing for automatic washing machine. Plumbing for dishwasher. Spotlights. Tiled floor. Door to:

Rear Garden

Enclosed by fencing. Laid mainly to lawn. Garden shed.

Directions

From the centre of Calne proceed into North Street and at the roundabout turn right into Oxford Road. Continue pass the petrol station and take the second right into Abberd Way. Continue into Prince Charles Drive, past Priestly Primary School. Take the first turning on the left hand side and immediately left where number 39 can be found straight in front of you.

Conservatory

uPVC double glazed on brick built base with French doors to garden. Tiled floor. Electric heater.

First Floor Landing

Access to roof space. Cupboard housing hot water tank. Doors to:

Bedroom One

Double glazed window to front. Radiator. Deep built-in wardrobe.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to front. Radiator. Stair bulkhead.

Bathroom

Obscure double glazed window to rear. Radiator. Panelled bath with electric shower over and screen. Pedestal wash basin. Close coupled WC. Fully tiled walls. Extractor. Light and shaver point.

Outside

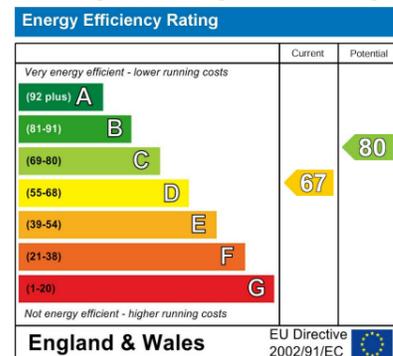
Front Garden

Paved area providing off road parking. Laid to gravel for ease of maintenance. Steps upto front door. Gated side access to rear garden.

Garage

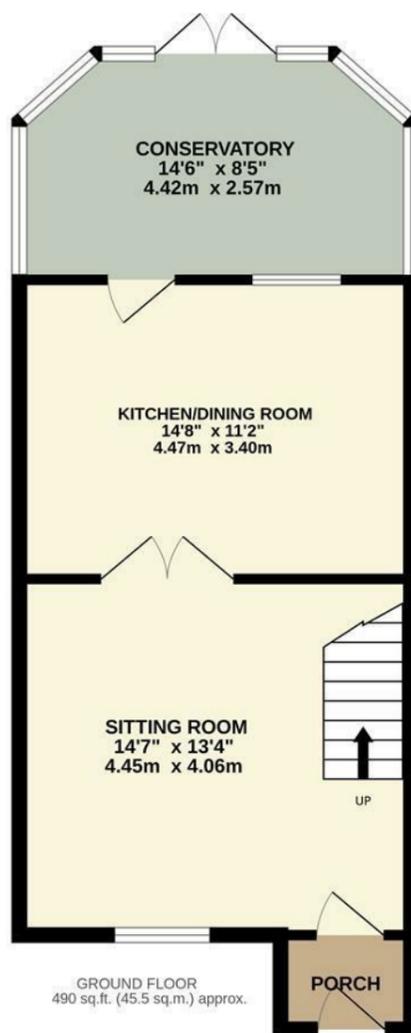
Up and over door. Power and light. Eaves storage. Gas fired boiler for central heating and hot water. Personal door to rear garden.

ENERGY PERFORMANCE GRAPHS



Council Tax Band: C

Tenure: Freehold



TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.
 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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