



**York Road, Calne**  
**£318,500**

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- 'Heritage Collection' design
- Three Bedrooms
- Semi-Detached
- En-suite to Principal Bedroom
- Large Garage and Driveway Parking
- Landscaped Garden
- Guest cloakroom
- Gas Central Heating
- Double Glazing
- Close to Town Facilities and to Countryside



**18, York Road**

Part of the 'Heritage Collection' from Redrow Homes in an 'Arts and Crafts' style, this is a well presented three bedroom, semi-detached home with garden, garage and parking. The ground floor accommodation consists of a generous living room, cloakroom, a utility cupboard with plumbing and a luxury fitted kitchen diner to the rear with French doors opening onto the garden. The first floor features a spacious principal bedroom with en-suite and fitted wardrobes, a double second bedroom, a generously sized third bedroom and the family bathroom. Outside, there is an attractive front garden, an enclosed landscaped rear garden and a garage with parking in front.

Gas central heating and double glazing.

## 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

The property is placed to the north of the centre of historic Calne in a residential estate developed in recent years. The development has numerous green spaces for relaxation and recreation, and good access to the facilities of the town.

## ENTRANCE HALL

Entry to the home is via a storm porch with a composite front door leading into the entrance hall. From the hall there are doors to the cloakroom, living room and dining kitchen. There is an open balustrade staircase to the first floor and a utility cupboard which gives space and plumbing for a washing machine. Fitted with vinyl flooring.

## CLOAKROOM

**5'7" x 3'0" (1.70 x 0.91)**

Consisting of a water closet and wash basin in a

matching style. There is vinyl flooring and a window to the side with privacy glass.

## LIVING ROOM

**16'2" x 10'7" (4.93 x 3.23)**

A spacious living room with a picture window to the front. There is ample room for sofas, armchairs and further furniture. Fitted with carpet.

## DINING KITCHEN

**17'9" x 10'2" (5.41 x 3.10)**

A quality fitted kitchen with a range of matching wall and base cabinets. There is an integrated fridge freezer, high level electric oven and microwave. There is also a gas hob with matching hood. Arranged with space and plumbing for either a dishwasher or washing machine. The dining section provides space for a moderate dining table and chairs which looks out over the garden via French doors. Verisure alarm system. Finished with vinyl flooring.

## FIRST FLOOR LANDING

Providing access to all the first floor accommodation, the loft and the airing cupboard. Fitted with carpet.

## PRINCIPAL BEDROOM

**11'7" x 8'10" (3.53 x 2.69)**

A generous room which will accommodate a king-size bed, bedside tables and further wall space for additional furniture. There is a bank of fitted wardrobes, fitted carpet and ceiling fan for the warmer weather. A window views out to the front and a door leads to the en suite.

## EN SUITE

**6'8" x 4'2" (2.03 x 1.27)**

A modern suite consisting of a double shower, water closet and wash basin. Fitted with wall tiling and vinyl flooring.

## BEDROOM TWO

**10'3" x 9'5" (3.12 x 2.87)**

Another double bedroom which provides a natural area for a bed, wardrobes and other furniture. Fitted

with carpet and a window to the rear overlooking the garden.

## BEDROOM THREE

**10'5" x 8'0" (3.18 x 2.44)**

A small double or very generous single which also has fitted carpet and a window viewing out over the rear garden.

## FAMILY BATHROOM

**6'7" x 5'7" (2.01 x 1.70)**

A luxury suite fitted with a bath that has a shower and splash screen, a water closet and wash basin. There is wall tiling, vinyl flooring and the signature diamond shape window to the front with privacy glass.

## FRONTAGE

The front garden of the home is most attractive, with decorative York stone chippings and a flower bed. A path with steps and handrail leads up to the front door of the home.

## REAR GARDEN

Beautifully arranged with a patio seating area to the rear for dining and entertaining, the garden is fully enclosed and has a feature curved brick wall to one side and fencing to the other. Designed with an artificial lawn for ease of maintenance, and a selection of flower and shrub beds to the borders, as well as a bark-chipped play area. Access to the garden is either via the French doors from the kitchen or a gate to side of the home.

## GARAGE & PARKING

A large single garage with an up and over vehicular door. To the front of the garage is private parking and there is further on-street parking available.

## COUNCIL TAX BAND

Council Tax band C.

## NOTE

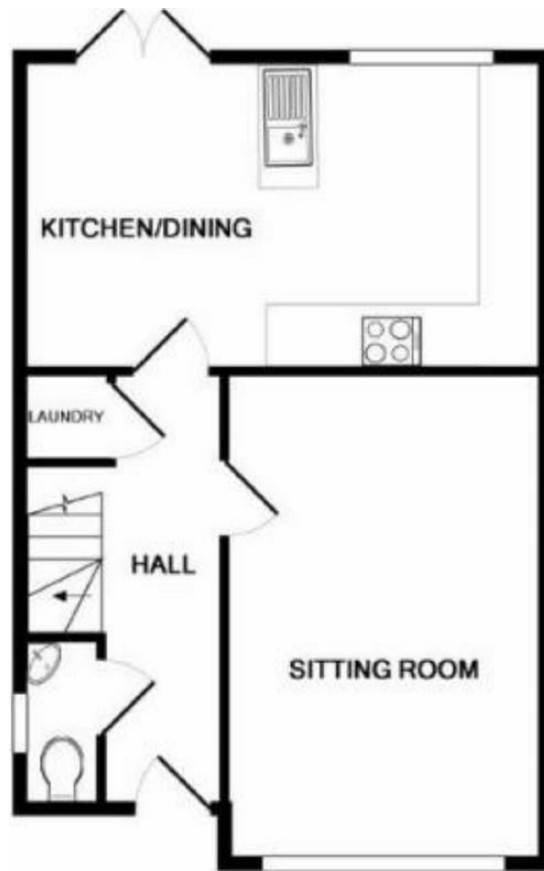
There is an estate charge payable by all residents for the maintenance of the common areas. This is currently approx £160 per year.











GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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