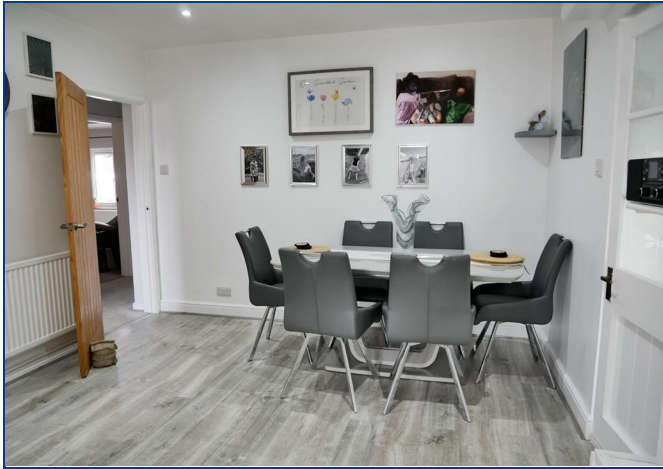




**Horsebrook Park, Calne**  
**£350,000**





## Horsebrook Park, Calne

### £350,000

Extended bungalow on a fantastic-sized plot in the sought-after residential area of Horsebrook Park, on the south side of Calne.

Beautifully presented throughout, the hub of the home is the extended dining kitchen — a fantastic space to cook and entertain. The home also offers a cosy living room with an electric fire, a separate utility room, and a guest cloakroom. There are two double bedrooms, complemented by a shower room.

The property benefits from a large front garden with driveway parking for multiple vehicles, leading to a detached garage. To the rear, there is an enclosed south-westerly facing garden, ideal for enjoying the afternoon and evening sun. The home also features double glazing and gas central heating throughout.





**ACCESS & AREAS CLOSE BY**

The home is placed to the south of Calne centre. Close by are country walks, and it is a gentle stroll to the multiple facilities of the town. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury and then onto Marlborough. To the west is Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

**ENTRANCE HALL**

Upon entering the home, internal oak doors give access to the living room, dining room, kitchen, both bedrooms, and the shower room. There is a useful storage cupboard for shoes and coats.

**LIVING ROOM**

13'0" x 12'2"  
The living room accommodates multiple sofas and display furniture around the focal electric fire with a surround. The room features a large window to the front garden.

**EXTENDED DINING KITCHEN**

The heart of the home is the newly extended kitchen-dining area. The modern kitchen is fitted with sleek white cabinetry complemented by worktops over, and benefits from integrated appliances including a chest-height double oven, induction hob, and sink with drainer. Double doors open out to the rear garden, creating a bright and sociable space.

There is ample room for a dining table and chairs, along with space for a sofa, making this a versatile living area. A cupboard houses the gas central heating boiler, and a door leads through to the utility room.

**UTILITY ROOM**

10'7" x 6'3"  
Doors provide access to both the front and rear gardens, as well as to the guest cloakroom. There is space for appliances, with plumbing in place for a washing machine. A stainless steel sink and drainer are fitted with cupboards beneath for convenient storage.

**CLOAKROOM**

Water closet and wall-hung wash basin.

**SHOWER ROOM**

6'7" x 5'6"  
Window with privacy glass and tile finishes. Water closet and a pedestal wash basin. Walk-in shower with 'Mira' shower'.

**BEDROOM ONE**

12'0" x 10'0"  
A spacious room with ample space to accommodate a king-size bed, bedside tables, and additional storage units. Built-in high-level cupboards provide further storage. Located at the front of the home, the room features a large window overlooking the front garden, allowing for plenty of natural light.

**BEDROOM TWO**

10'9" x 9'6"  
This well presented double bedroom has a window with a view over the rear garden. There is room for a double bed and further furniture. Fitted with carpet.

**EXTERIOR**

Outlined in further detail as follows;

**FRONT DRIVE PARKING**

A drive runs to the detached garage and can accommodate parking for around three vehicles.

**DETACHED GARAGE**

18'2" x 9'3"  
Up and over door access to the front. Rear personal door. Eaves storage. Fitted with power and light.

**FRONT GARDEN**

A deep front garden that is mainly laid to lawn, with a gravel area for extra parking. There are ornamental plants and shrubs.

**REAR ENCLOSED GARDEN**

The private rear garden has both south and westerly aspects, laid with gravel for low maintenance. There is a patio area for outdoor furniture as well as a decked area with the hot tub and pergola.



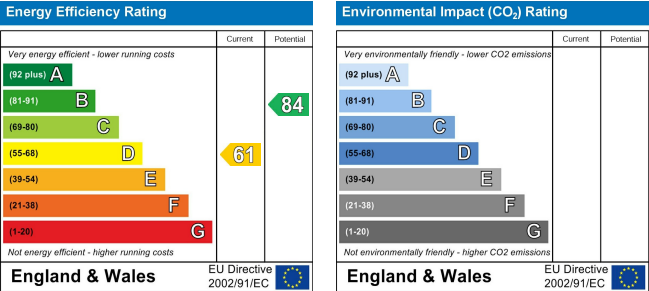
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.