

Heron Close, Calne

£264,500

Butfield Breach



Heron Close, Calne
£264,500

A spacious three bedroom semi-detached home placed towards the end of a cul-de-sac, with driveway parking for multiple cars and a generously sized garage. To the ground floor there is a 25ft dual aspect living dining space with an open-plan flow into the modern fitted kitchen. The first floor of the home features a family bathroom, two double bedrooms and a further single bedroom.

Gas centrally heated and fully double glazed.

Externally there is a good-sized enclosed rear garden and a generous front garden.

The home is located a short distance to the town centre and all of its amenities such as schools, supermarkets and doctor surgeries. Open countryside walks are also very close by.







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 home is located in a peaceful cul de sac and is a gentle walk away from the town centre amenities, including schools, supermarkets and health centres.

An outline of the home in more detail is as follows.

ENTRANCE HALL
Upon entry to the home a carpeted hallway leads to the living room and stairs rise to the first floor accommodation.

LIVING/DINING ROOM
25'4 x 10'5
With an open-plan design, the spacious dual aspect room has natural defined areas for living and dining, with wood-effect laminate flooring and tiled flooring to the generous dining area and kitchen. French doors open to the garden, expanding the social space in the warmer months. An opening leads to the modern fitted kitchen.

KITCHEN
11'3 x 6'6
A modern fitted kitchen with matching wall and base units and laminate work surfaces. Beneath a window which views over the rear garden is an inset sink with drainer. Integrated electric hob and fan oven, and space allows for a washing machine and tall fridge freezer. There is a storage cupboard and a further side door opens to the drive way.

FIRST FLOOR LANDING
The first floor landing leads to all three bedrooms and the family bathroom. A window views out the side of the home. The airing cupboard is located here and houses the hot water tank. Loft access; with partial boarding, a light and the location of the gas boiler.

BEDROOM ONE
12'5 x 8'6
Bedroom one features a fitted wardrobe with sliding doors and a large window to the front. The room will allow for a kingsized bed and further bedroom furniture. Fitted with carpet.

BEDROOM TWO
10'6 x 8'1
Bedroom two is to the rear of the home and the window views over the rear garden. The room will allow for a double bed alongside other further bedroom furniture.

BEDROOM THREE
9'2 x 6'2
Bedroom three is placed to the front of the home and can accommodate a single bed. A window views out the front of the home.

BATHROOM
7'7 x 6'2
The modern fitted bathroom consists of a bath, wash basin and pedestal water closet. A window with privacy glass opens to the rear of the home. Partial tiling to the walls and vinyl flooring.

REAR GARDEN
An enclosed rear garden with a paved patio accessed from the dining room French doors and further decorative shingled area, providing areas for relaxation and al fresco dining. The remainder of the garden is laid to lawn with a path that leads to the side pedestrian access to the garage and a side gate that opens to the driveway.

FRONT GARDEN
A spacious front garden laid to lawn with some shrub planting to the border.

DRIVEWAY PARKING
The driveway is an excellent length and can accommodate several vehicles.

GARAGE
A larger than average single garage with rear window, power and light, which was re-roofed in recent years. Accessed via an up and over door and a side pedestrian door.

SERVICES
All services are mains connected.
Council Tax Band C.







2 The Square, Calne, Wiltshire, SN11 0BY
T: 01249 821110
F: 01249 822457
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

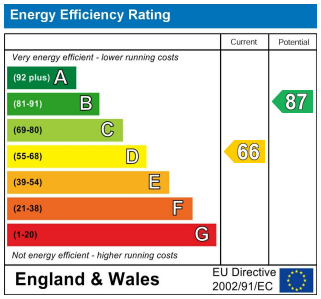
Floor Plans

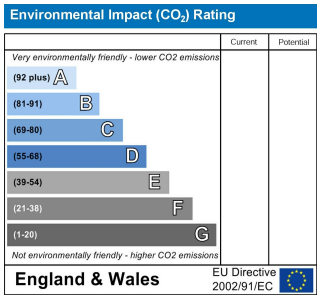


Area Map



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.

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.