



Cherry Tree Court, Calne
£175,000



A two double bedroom semi detached home for the over 55's set in a private cul-de-sac and enjoying a private garden. This home features a living room, a dining kitchen, conservatory and bathroom. The second bedroom allows multiple uses such as a study/craft room or a double second bedroom and has access to the garden also. The garden has been organised with ease of maintenance in mind, relaxing and entertaining. The property offers private parking. There is also a communal garden which is beautifully maintained. The development has a number of houses and apartments formed around a central landscaped garden. A flat walk takes you to the multiple facilities of Calne centre and a Tesco Express. Close by are two Doctor Surgeries, two Chemists and a further late opening mini market.



INTRODUCTION

Cherry Tree Court is a small retirement development for the over 55's. There are a number of houses and apartments formed around a central landscaped garden. A flat walk takes you to the multiple facilities of Calne centre and a Tesco Express. Close by are two Doctor Surgeries, two Chemists, a further late opening mini market and a park.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 runs 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 area is serviced well for shopping, having the new Tesco superstore and there are multiple facilities, including further supermarkets in Calne centre.

ENTRANCE HALL

Doors to the living room and dining kitchen.

FITTED DINING KITCHEN

10'10 x 9'8 (3.30m x 2.95m)

There is a selection of fitted wall and floor cabinets with work surfaces. Electric oven and hob. Space for a washing machine and a fridge freezer. There is room for a dining table and chairs.

LIVING ROOM

16' x 8'9 (4.88m x 2.67m)

A window looks out over a large green. There is room for a number of sofas and further furniture. Door to the inner hall.

INNER HALL

Doors lead to the bedrooms and to the bathroom.

BATHROOM

7'9 x 6'1 (2.36m x 1.85m)

The suite offers a panel enclosed bath with a Triton electric shower over. Water closet and a pedestal wash basin. Towel rail radiator and a fan heater.

BEDROOM ONE

12'10 x 8'6 (3.91m x 2.59m)

There is room for a double bed and extra furniture. A window looks out over the rear garden

BEDROOM TWO

9'9 x 9'4 (2.97m x 2.84m)

This bedroom has direct access out onto the conservatory. There is room for a double bed and further furniture. The room makes an ideal extra living space or craft room.

CONSERVATORY

9'4 x 7'4 (2.84m x 2.24m)

Windows look out onto the rear garden. A door gives access out onto the enclosed garden.

ENCLOSED GARDEN

The garden is organised with ease of maintenance in mind and is enclosed. There is room for outside furniture and is perfect for relaxing and entertaining. Timber shed. Rear access gate.

ALLOCATED PARKING

There is an allocated parking space for one vehicle.

COMMUNAL GARDEN

The development has a landscaped communal garden that the homes have access to. There is a flat lawn, ornamental trees and plants. It is an area where residents can meet and interact.



