



Cherry Tree Court, Calne SN11 9ES

Welcome to

Cherry Tree Court, Calne

Delightful over 50's two-bedroom bungalow in a sought-after development close to local amenities. Boasting a lounge/diner, conservatory, modern kitchen, shower room, secluded wraparound garden, communal gardens and off-road parking.

Entrance Hall

Entrance to this two-bedroom bungalow is via the front door, opening into a welcoming entrance hall which provides access to the kitchen, and one of the bedrooms. The hall also offers space for outdoor clothing and creates a practical central point to the accommodation.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over and tiled splashbacks, incorporating a stainless-steel sink/drainage with mixer tap. There is space for a freestanding cooker, fridge/freezer and plumbing for a washing machine. A window to the front aspect provides natural light, while tiled flooring completes the room. There is then access to the loft, which benefits from ladder access, and insulation.

Living / Dining Room

A generous lounge/dining room offering ample space for comfortable lounge furniture as well as a small dining table and chairs, creating an ideal setting for both everyday living and entertaining. Patio doors open into the conservatory, enhancing the sense of space and natural light. The room is further complemented by laminate flooring and a radiator.

Conservatory

The conservatory is a delightful addition to the home, providing a peaceful space in which to relax and enjoy views of the garden throughout the year. With a door leading directly out to the rear garden, it creates a seamless connection between the indoor and outdoor living spaces. The room is finished with tiled flooring, making it both practical and easy to maintain.

Bedroom One

A good-sized bedroom with a window to the front aspect, allowing for plenty of natural light. The room offers ample space for bedroom furniture and is complemented by laminate flooring and a radiator.

Bedroom Two

Another good-sized bedroom enjoying a pleasant outlook over the rear garden through a window to the rear aspect. The room offers ample space for bedroom furniture and benefits from laminate flooring and a radiator, making it a comfortable and versatile space.

Shower Room

Shower room comprising a low-level W/C, wash hand basin with mixer tap and a generous walk-in double shower cubicle with rainfall shower above and a separate handheld shower attachment. An obscure window to the side aspect provides natural light and ventilation, while tiled flooring completes this practical and well-appointed space.

Gardens

The well-established rear garden provides a delightful outdoor space to relax and enjoy the warmer months, featuring a decked seating area ideal for outdoor dining or entertaining. Attractive flower borders and areas for pots offer the opportunity to add further colour and interest throughout the seasons. In addition, residents can enjoy access to the beautifully maintained communal gardens, which are thoughtfully landscaped with a variety of flowers, shrubs and mature trees, creating a pleasant and peaceful environment. There is then the added benefit of a large wooden shed to the side, and gated side access.





Additional Information

The vendor has advised there is an annual service charge of £780 payable for the upkeep and maintenance of the development.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Welcome to

Cherry Tree Court, Calne

- Beautifully Presented Two-Bedroom Over 50's Bungalow
- Spacious Lounge/Diner & Conservatory
- Modern Fitted Kitchen & Shower Room
- Off-Road Parking
- Private Gardens & Communal Gardens

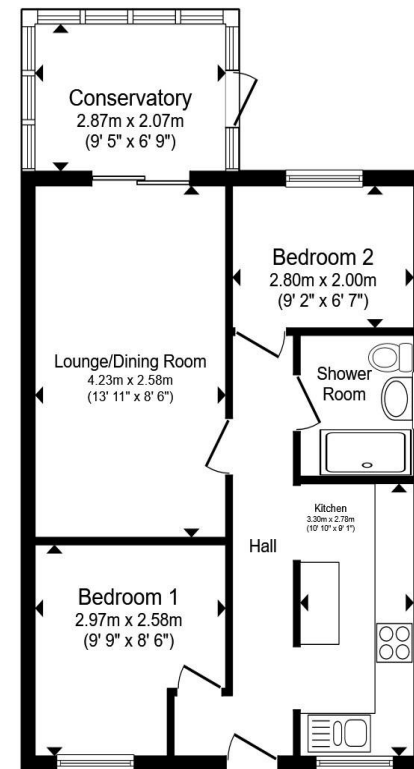
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 780.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Oct 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Total floor area 53.5 m² (576 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
CLN108803 - 0003

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