Anson Avenue, Calne

£299,950

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

- Immaculate Semi-Detached Home
- Three Bedrooms - Two Doubles and A Generous Single
- Garage and Driveway Parking
- Dining Kitchen
- West-Facing Landscaped Rear Garden
- En-suite to Principal Bedroom
- Family Bathroom and Downstairs Guest Cloakroom
- Double Glazing
- Gas Central Heating

67, Anson Avenue

Situated on the desirable Steeple Chase development, this semi-detached, three-bedroom home is extremely well presented. The ground floor has a spacious living room, guest cloakroom, hall and a 16'3 x 10'9 quality dining kitchen. The dining kitchen has French doors that open onto an enclosed landscaped garden with a sunny westerly aspect. The first floor offers a large principal bedroom with an en-suite, a further double bedroom, a generous single and a family bathroom. Externally, there is a garage with power and eaves storage, and a driveway that can accommodate two cars comfortably. Open green spaces are close by and the amenities of Calne town centre are a short walk away. 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 home is located on the Steeple Chase development which has been built in recent years, located just to the north of the centre of Calne. The area is serviced well for shopping with the Tesco and Lidl supermarkets within easy reach plus the multiple facilities in Calne centre. There are good bus links from this area and the town centre is reachable within a 15 minute walk. Open countryside is very close by also.

The Home

Entrance Hall

The entrance hall gives access to the guest cloakroom and to the living room. Stairs lead up to the first floor. Wood-effect flooring.

Living Room
16'01 x 12'10 (4.90m x 3.91m)

A generous room that can accommodate sofas, armchairs and further items of lounge furniture. A window offers a view out over the front and a door gives access to the dining kitchen. Decorative panelling to one wall. Wood-effect flooring.

Guest Cloakroom

Comprising a pedestal water closet and corner pedestal hand wash basin. Window with privacy glass to the front aspect. Vinyl flooring.

Dining Kitchen
16'03 x 10'10 (4.95m x 3.30m)

This room is arranged to give a natural space for a large dining table and chairs, perfect for the modern family or those who like to entertain. French doors give access out to the rear patio and garden, extending the living and social space in fine weather. There is a deep store cupboard of 5'2 x 3' to complement the dining kitchen.
The kitchen comprises a selection of fitted wall and floor cabinets with laminate work surfaces. There is plumbing and space for a washing machine and dishwasher, alongside space for a tall fridge freezer. Inset is an electric oven, gas hob and stainless steel chimney hood extractor. The boiler is situated in a wall cupboard. There is a one and a half sink and drainer beneath a window which gives a view out over the rear garden. Gloss marble tiled flooring and metro-style tiling to the walls.

Upstairs Landing

Carpeted stairs and landing. Doors give access to the bedrooms and to the family bathroom. An airing cupboard houses the hot water cylinder. There is loft access here also.

Principal Bedroom
13'07 x 12'10 (4.14m x 3.91m)

A window gives a view out to the front aspect and a door leads to the en-suite. The principal bedroom is designed to offer the ability to accommodate a super king-size bed and further bedroom furniture. There is a natural recess for wardrobes. Fitted with carpet.

En-Suite

Comprising a recessed shower cubicle that is tiled and has a glazed door. There is a pedestal water closet and a wash basin. Tile finishes and a window with privacy glass to the front aspect. Vinyl flooring.

Bedroom Two
9'04 x 9'03 (2.84m x 2.82m)

The second bedroom has ample space for a double bed, wardrobe and further bedroom furniture. A window offers a view out over the rear garden. Feature panelling to one wall. Fitted with carpet.

Bedroom Three
8'11 x 6'08 (2.72m x 2.03m)

The final bedroom is a very generous single room, currently used as a dressing room. A window offers a view out over the rear garden. There is room for a single bed and furniture to complement. This room would also make an ideal study or office. Fitted with carpet.

Family Bathroom

The suite comprises a panel enclosed bath with mixer taps and shower tap attachment, water closet and wash basin. There are tiled finishes and a window with privacy glass. Tile-effect vinyl flooring.

External

Front Garden

The attractive front garden has a small area of lawn and a bed with evergreen shrubs and ornamental planting. Steps lead up to the front door which has a storm awning over.

Rear Garden

West-facing, fully enclosed and enjoying a good level of privacy, the lovely rear garden has been professionally landscaped in recent years. A paved patio that is accessed from the kitchen's French doors, provides a spacious area to relax, dine and entertain. A stepped path leads down to a side access gate to the driveway. In a cottage-garden style, the garden is laid to a central lawn with beautifully planted borders. There is a further paved area behind the garage which provides additional space for seating and pot plant display.

Garage

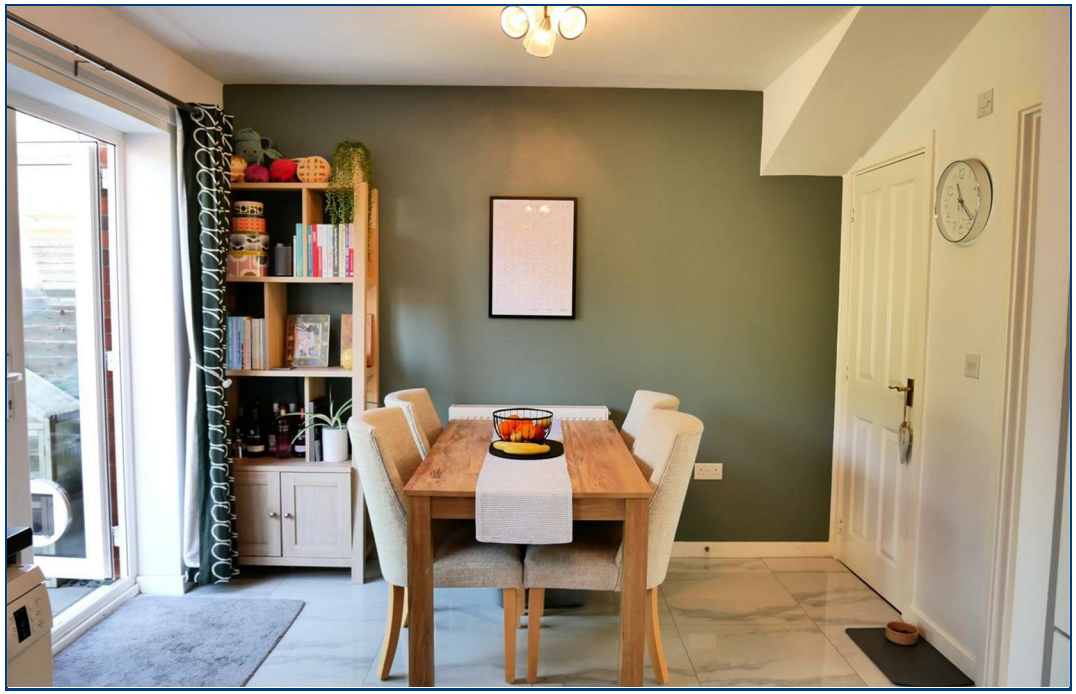
The garage is a very good size and has an up and over front access door. With the benefit of power, light and eaves storage.

Driveway Parking

To the side of the home is a drive that leads to the garage. It can accommodate between two and three vehicles. A gate leads the rear garden.

Services

The home is located on a modern development and each household contributes to the upkeep of the common areas. Please contact Butfield Breach for more information.
All services are mains connected.
Council Tax Band C



Total area: approx. 1085.1 sq. feet

Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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.