



Page Close, Calne
£220,000



VACANT POSSESSION & NO ONWARD CHAIN! A three bedroom home with a south facing garden that is within a short walking distance to the town centre. The home features a fitted dining kitchen that is perfect for entertaining. A very spacious living room opens onto the rear garden and large patio. The first floor of the home features a fantastic four piece family bathroom that complements the bedrooms. The bedrooms offer two double bedrooms and a single bedroom. There is gas central heating and double glazing. To one corner of the garden is a workshop/shed with power. The home is a short distance to multiple schools, green areas and riverside walks.



LOCATION

The home is placed in a cul de sac and offers a gentle walk down to the facilities of Calne centre. These include medical centres, shops, bistros and supermarkets. Local primary schools are within walking distance also. The Number 55 Bus connects the train stations of Chippenham to Swindon and taking all the towns and villages in-between.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough plus M4 eastbound. Southerly routes take you to Devizes, Salisbury and onto the coast beyond.

ENTRANCE HALL

Upon entry to the home an entrance hall leads to the dining kitchen and the living room. Stairs rise to the first floor landing. There is both a cubby hole for shoes and a storage cupboard. Gas central heating boiler.

DINING KITCHEN

14'11" x 9'11" (4.55 x 3.02)

The room is arranged to offer space for a large dining table and chairs. There is a selection of matching wall and floor cabinets with work surfaces. Under cabinet lighting. Integrated there is a fridge freezer, electric oven, hob, hood as well as a dishwasher. Inset to the worktops is a sink and a half with drainer. Space allows for a washing machine and a tumble dryer also. Tiled finishes and a window looks out over the front garden..

LIVING ROOM

15'10" x 9'9" (4.83 x 2.97)

The living room is placed to the rear of the home and benefits from patio doors that open onto the south facing rear garden. This expands the living space during finer weather. The room will allow for a multiple sofas and further living room furniture. A door opens to the deep under stair storage cupboard.

FIRST FLOOR LANDING

The first floor landing leads to the family bathroom and three bedrooms.

MASTER BEDROOM

16'8" x 10'0" (5.08 x 3.05)

The master bedroom is a generous size. The room will allow for a king size bed and further bedroom furniture. A window views out the front of the home.

BEDROOM TWO

10'8" x 8'6" (3.25 x 2.59)

This bedroom can also allow for a king size bed and further bedroom furniture. A window views out over the rear garden.

BEDROOM THREE

7'6" x 7'0" (2.29 x 2.13)

A window views out over the rear garden. There is room for a single bed and further furniture. The room would also make an ideal office/study/hobby room.

FOUR PIECE FAMILY BATHROOM

A modern four piece family bathroom. The room is fully tiled and features a wash basin, water closet, bath and a shower cubicle with rain shower.

EXTERNAL

FRONT GARDEN

A fence enclosed front garden with a path leading to the front door. Organised with low maintenance in mind and pot plant display.

REAR GARDEN

Adjacent to the home is a patio area ideal for outdoor furniture and perfect for entertaining. The remainder of the garden is mainly laid to lawn with a rear access gate. The garden has a southerly aspect and enjoys lots of sun during finer weather.

WORKSHOP SHED

Placed to one corner of the garden is a shed that has power connected.



