



**Bryans Close Road, Calne**  
**£230,000**

## Bryans Close Road, Calne £230,000

A deceptively spacious three-bedroom 1930's mid-terraced property, offering more accommodation than first appears, a generous rear garden and parking. The property features a bright and welcoming living room enhanced by a beautiful bay window, along with a good-sized kitchen/diner and a useful lean-to extension. Upstairs are three well-proportioned bedrooms and a family bathroom. Having been in the same ownership for many years, the home presents an excellent opportunity for a new owner to modernise and extend its potential to suit their needs. Externally, the true highlight of the property is the generous rear garden, providing an ideal space for relaxing, cultivation, or family enjoyment.



## Location

This three-bedroom 1930s terrace is placed within a gentle walk of the facilities of Calne. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Calne centre has supermarkets, bistros, restaurants and a good selection of independent shops. There are numerous medical centres and pharmacies also. There is a Tesco Superstore and New Lidl on the edge of town, and the area has numerous primary schools plus a secondary school.

## The Home

Outlined in further detail:

## Entrance Hall

Stairs rise in front of you to the first floor landing. A door opens to the living room.

## Living Room

Featuring a fantastic bay window with a curved radiator, this bright and inviting living room is filled with natural light. The room is centred around a charming fireplace, creating a cosy focal point, while the alcoves to either side provide ideal space for bookcases, storage, or display furniture. Well-proportioned and full of character, the room offers comfortable space for multiple sofas.

## Kitchen Diner

The kitchen diner is fitted with wall and floor cabinetry integrated sink with drainer, and space for a freestanding cooker, fridge and freezer. It is a good-sized and functional space that now requires some updating, offering excellent potential for a buyer to reconfigure and modernise to their own taste. It benefits from natural light from the window, ample worktop and storage space, and room for a dining table, making it ideal for everyday family use.

## Lean-to

The lean-to utility room provides a practical and versatile addition to the home, offering useful extra space for laundry appliances and storage. With direct access to the garden, it is ideal as a utility area or boot

room and presents further potential to enhance or adapt to suit individual needs.

## First Floor Landing

Doors open to all three bedrooms and the family bathroom.

## Bedroom One

Positioned at the front of the home, with a beautiful bay window and cast iron fireplace. The room can accommodate a double bed and storage furniture. Alcove space on either side of the chimney breast, to one side is a set of built in pine wardrobes.

## Bedroom Two

A double bedroom that features a built-in cupboard which houses the wall-mounted combi boiler. A window with views over the rear garden.

## Bedroom Three

A generous single bedroom with space for a single bed and further storage furniture. Currently used as a home office.

## Family Bathroom

The bathroom consists of a panel enclosed bath with a shower over, a water closet and a wash basin.

## Garden

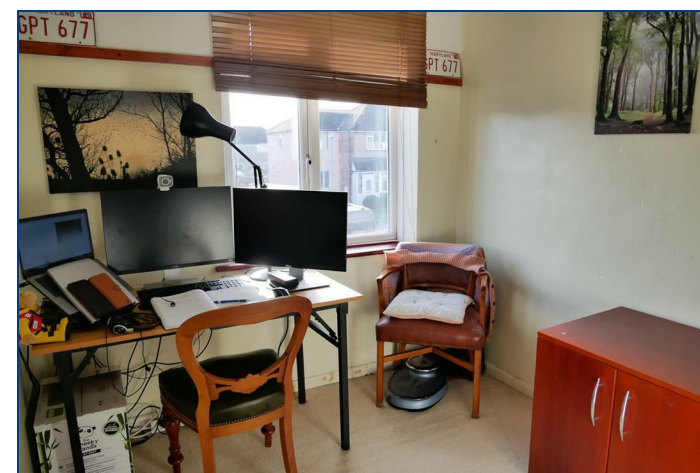
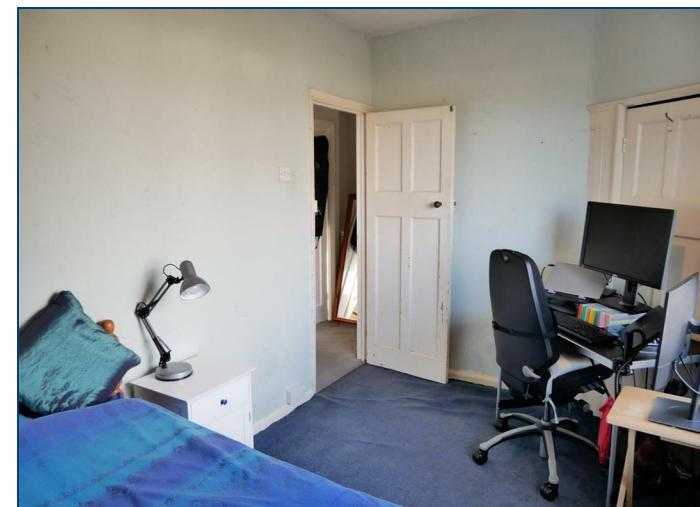
A south-facing rear garden that is generous in size, with areas to relax and cultivate. There is a long flat lawn and areas of raised beds and borders. Adjacent to the back of the home is a concert area for outdoor dining furniture. At the rear of the garden is a shed.

## Parking

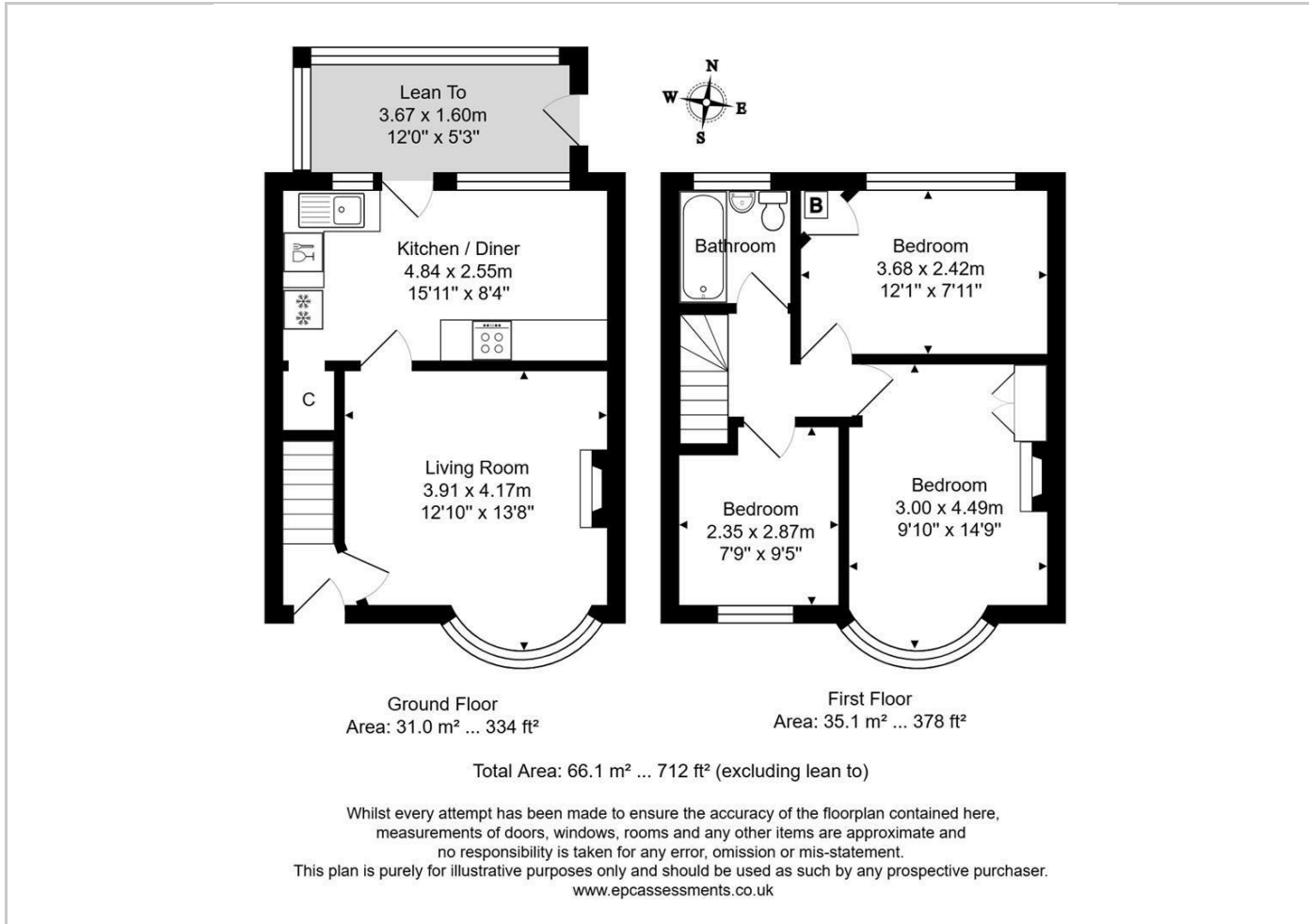
Parking at the front of the property on a gravel driveway.

## Services

Mains Connected  
Triple Glazing and Gas Central Heating.  
Council Tax - B



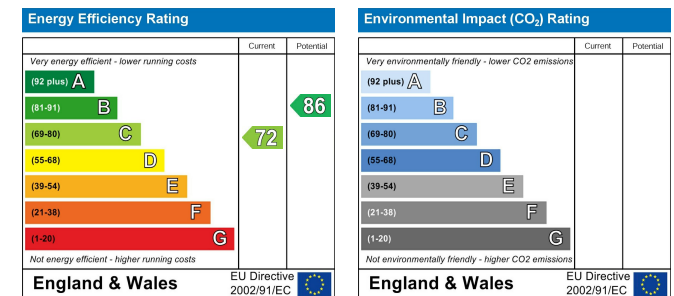
## Floor Plans



## Area Map



## Energy Performance Graph



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