

Sarum Way, Calne, SN11 0EZ

Calne

Guide Price

£285,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

NO ONWARD CHAIN! Welcome to Sarum Way, a charming two bedroom detached bungalow situated within the popular Curzon Park development, just a short distance from Calne town centre. Offering two double bedrooms, a spacious open plan living/dining room, garage and attractive gardens, this lovely home is well worth viewing.

The Accommodation – The property is entered via a uPVC door into an entrance porch, with a further door opening into the impressive open plan living/dining room. This generous and versatile space is flooded with natural light from the large front-facing window and French doors to the rear, which provide a pleasant outlook and direct access onto the garden. The living area features a chimney breast with the potential to reinstate a traditional fireplace or log burner, subject to the necessary checks and works, while an electric fireplace is currently in situ.

Adjacent is the upgraded kitchen, fitted with a range of wall and base units complemented by a Belfast style sink, integrated single oven, induction hob and extractor. There is also allocated space for a freestanding washing machine, tumble dryer, undercounter fridge and freezer, along with a door providing further access to the rear garden.

A small inner hallway leads to the two double bedrooms and shower room. Both bedrooms enjoy pleasant garden outlooks, while the main bedroom also benefits from a built in wardrobe.

The Grounds – To the front, a driveway provides parking for approximately two vehicles and leads to the single garage. Steps and a ramp provide access to the front garden, which is attractively planted with a variety of mature shrubs and trees.

Gated side access leads through to the enclosed rear garden, which is predominantly laid to lawn with a patio area ideal for outdoor dining and entertaining. A selection of established shrubs alongside a particularly successful grapevine, create a mature and enjoyable outside space.

The Location - Calne, the 'Town of Discovery' is situated in the heart of the Wiltshire countryside. The town retains many buildings of historical interest, including St Marys, a beautiful example of a 12th Century Parish Church. Modern day Calne benefits from a weekly market and various sports and leisure facilities. There is also a selection of shops and supermarkets, a library, public and private schooling for all ages. Just outside the town is the village of Cherhill, here you will find Wiltshire's most dramatic White Horse carved on the chalk hillside below an ironage fort. A short drive away are the UNESCO Word Heritage Sites of Avebury, Silbury Hill, Stonehenge, Lacock Abbey and the Georgian City of Bath. A couple of miles away is Bowood House with beautiful gardens and luxury Hotel, Spa and Golf Resort.

There is good access to Bristol, Bath and Swindon thanks to the A4 and M4 and in the nearby town of Chippenham there is an excellent mainline service to London for commuters.

Property Information -

Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating



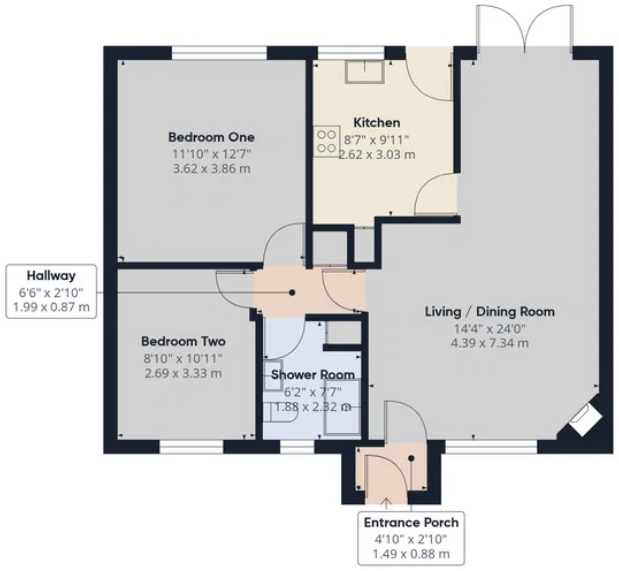



VIRTUALLY STAGED









Ground Floor Building 1



Ground Floor Building 2

Approximate total area(1)

843 ft²

78.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Calne Sales

13 High Street, Calne Wiltshire, SN11 0BS

01249 813813

res.calne@atwellmartin.co.uk

https://calne.atwellmartin.co.uk/