



**Highgrove Close, Calne**  
**£220,000**



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This well presented two-bedroom home with a generous garden and parking is located just a short walk from town and countryside walks. The ground floor consists of an entrance porch which leads into a sizeable living room with an open staircase leading to the first floor. To the rear is the kitchen dining room with access to the rear garden. The first floor accommodation offers two bedrooms with the master offering generous space for a king-size bed with a bay window to the front. There is also a modern bathroom and the property is set back with open views to the rear. Double glazing throughout and gas central heating.



## Calne and Surrounding Areas

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 centers 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

Tucked away in a popular residential area, the home is located a walkable distance from the town's shopping, amenities and schools, whilst also being a short walk from open countryside. There is good access to public transport with the 40a/40c bus service on the doorstep and easy links to the Calne bypass and town centre.

## Entrance Porch

Accessed via the front door with a door leading into the lounge, this useful porch provides space for coat and shoe storage.

## Living Room

A good size living room with a bay window to the front creating a light and airy living space. Space allows for multiple sofas and a dining table and chairs if desired. There is an open balustrade staircase to the first floor, carpeted flooring and double glazed window.

## Kitchen Dining Room

Placed to the rear of the home with space for a moderate dining table. The kitchen consists of wall and base cabinets with laminate worktops with a one and a half drainer sink placed under a window that views over the rear garden. There is space for a free-standing oven (with fitted extractor hood),

washing machine and tall fridge freezer. There is a door leading to the rear garden. Tile-effect vinyl flooring. The wall-mounted boiler is located in a cupboard. A door opens out to the rear garden.

## Upstairs Landing

Access to all first floor accommodation and loft access.

## Bedroom One

A generous double bedroom which can happily accommodate a king-size bed plus bedside tables. There is also space for free-standing wardrobes and other furnishings. There is an airing cupboard where the hot water tank is located and a double glazed box bay window viewing out to the front of the home. Fitted with wood-effect laminate flooring.

## Bedroom Two

A generous single bedroom, currently used as a home office. This room is placed at the rear with views over the rooftops of Calne and the surrounding countryside. Fitted with carpet.

## Bathroom

A fitted white suite consisting of a bath with shower over, concealed cistern water closet and vanity wash basin. Finished with modern wall tiling, tiled flooring and a double glazed window with privacy glass.

## Front Garden

The home is set back and offers a low-maintenance front garden with space for potted plants. There is a paved pathway leading to the front door.

## Rear Garden

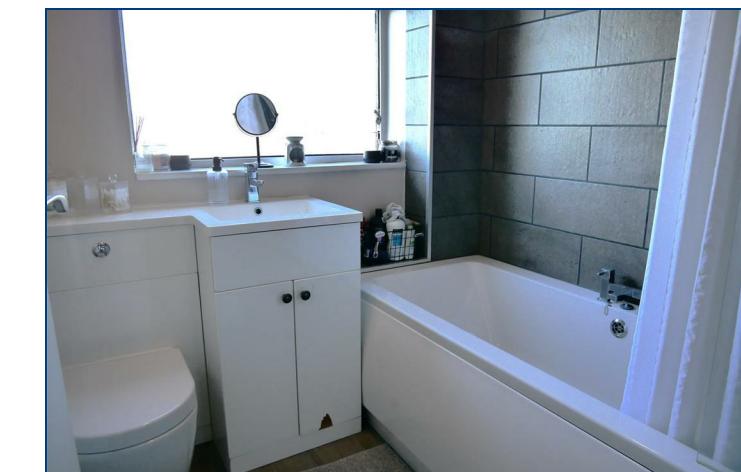
A wonderful size enclosed garden arranged over two levels and with multiple options for areas to sit and relax or for those with green fingers. There is a newly decked patio from the rear of the home, with a metal awning over, ideal for outdoor lounging. Beyond is an area with decorative stone chippings and a large lawned area with paved side path leading to steps to the lower level. On this level there are raised planters, decorative stone chippings with stepping stones, a garden shed and a rear access gate.

## Allocated Parking

Placed to the front of the home with space for one vehicle. There is also the bonus of visitors parking available close to the home.

## Council Tax Band

Council Tax Band B.



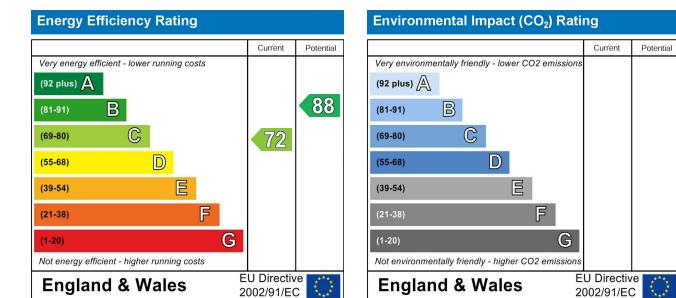
## Floor Plans



## Area Map



## Energy Performance Graph



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