



**Maple Close,
£350,000**

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- Detached Property
- Three Bedrooms
- Garage with Electric Roller Door
- Private Driveway
- Recently Fitted Kitchen
- Family Bathroom & Guest Cloakroom
- South Calne
- Quiet Cul-De-Sac Location
- Utility Room
- Award Winning Gardens



9, Maple Close

This charming three-bedroom detached home is tucked away in a peaceful cul-de-sac in the sought-after south side of Calne. The ground floor comprises a welcoming entrance porch, a cloakroom, a spacious living room, a recently fitted kitchen, and a utility room. Upstairs, the property offers a generous main bedroom, along with two further well-sized bedrooms, all with fitted storage and a white suite family bathroom. Externally, the home boasts award-winning, beautifully landscaped front and rear gardens. Further benefits include a garage with an electric roller door and a private driveway.

The Home

The home is situated just south of Calne town centre, offering easy access to nearby country walks. It's only a short, gentle stroll to the town's amenities, local schools, leisure center and a convenient ASDA Express store.

Entrance Porch

Entering the property through a composite front door, the welcoming hallway gives access to the guest cloakroom and living room.

Guest Cloakroom

Recently remodeled, featuring a sleek white vanity sink and concealed cistern water closet. Built-in shelving and a privacy window to the front.

Living Room

14'6 x 12'8 (4.42m x 3.86m)

The living room can happily accommodate a variety of sofas and other seating, arranged around a feature fireplace. A window faces the front garden and double doors open to the dining room. Balustrade stairs rise to the first floor. Carpet flooring.

Dining Room

10'11 x 7'7 (3.33m x 2.31m)

Entering the dining room from the living room or from the kitchen. A lovely bright room with double patio doors leading to the garden, expanding the living space in the warmer months. Ample space for a good sized dining table, chairs and further furniture.

Kitchen

11'7 x 6'8 (3.53m x 2.03m)

Fitted in recent years, the kitchen is of a very good quality and comprises a range of wall and floor cabinets with wood-effect worktops and under counter lighting. Inset electric oven and hob with extractor, integrated fridge and slimline dishwasher. A window views out over the rear garden, beneath which there is a sink with drainer and mixer tap. Ceramic tiled flooring flows through into the utility room.

Utility Room

Refitted utility room with floor to ceiling cupboards for ideal storage. Access to the garden and garage, which features plumbing for a washing machine.

First Floor Landing

Stairs rise to the first floor accommodation. Doors open to all three bedrooms, the family bathroom and there is loft access.

Bedroom One

13'3 x 7'10 (4.04m x 2.39m)

A generous main bedroom positioned at the front of the property, with views over the front garden. The room can accommodate a king-size bed along with bedside tables and storage furniture. The room also benefits from built-in wardrobes.

Bedroom Two

9'2 x 8 (2.79m x 2.44m)

A double bedroom with built-in wardrobes and a window overlooking the rear garden. Currently used as a hobby room.

Bedroom Three

8'10 x 6'7 (2.69m x 2.01m)

Bedroom three is a single bedroom, ideal for use as a study, home office or nursery. Built-in airing cupboard.

Externals

The home is set in a quiet cul-de-sac on a generous plot, with spacious front and rear gardens featuring well-stocked borders and flower beds. It enjoys attractive curb appeal while also providing practical parking space on a private driveway in front of the garage. Outlined in a little more details as follows:

Gardens

The front and rear gardens have been thoughtfully designed in a charming cottage style by the current owners, featuring well-stocked borders and a variety of attractive focal points, including two walk through arbors, a small natural pond and shingled seating areas. Their dedication to garden presentation has been recognised with the Calne in Bloom Gold Award for multiple consecutive years, reflecting the exceptional quality and care given to both the front and rear gardens.

The rear garden also features a patio area, enhanced by an awning above the patio doors, providing welcome shade when needed and creating an ideal space for outdoor relaxation and entertaining.

Garage

Electric roller door to the front, with an internal access door from the utility room. The space is fitted with power and lighting, and includes a wall-mounted boiler installed in 2020 (with magnetic water filter). There is also plumbing in place for a washing machine.

Parking

In front of the garage is a private tarmac driveway providing off-road parking. There is also plenty of visitor parking in the cul-de-sac.

Information

All mains services connected.

Council Tax Band: C

EPC: D

Calne

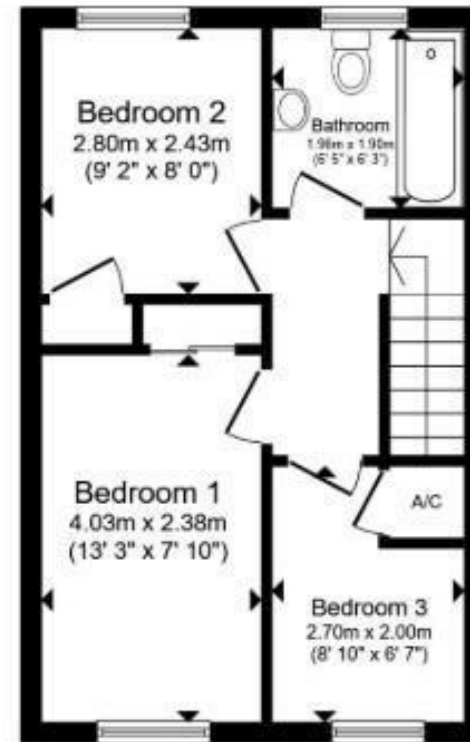
Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town 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.







Ground Floor



First Floor

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

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