



**School Road, Calne**  
**£274,000**



## School Road, Calne £274,000

No Onward Chain! A deceptively spacious three double bedroom home arranged over three floors, offering versatile and well-presented accommodation throughout.

The ground floor comprises a kitchen open to the main living space, with patio doors leading to the rear garden. There is also a cloakroom, utility room, and a generous dining room/study.

On the first floor is the master bedroom with fitted wardrobes and en-suite, along with a further double bedroom and a contemporary family bathroom. The second floor is another excellent-sized room currently used as a second living space, providing great flexibility. Externally, the property benefits from a low-maintenance rear garden and gated parking.

Situated to the north of Calne, the home is ideally located close to local schools, shops, doctors, and green spaces.



## Location

Placed on a desirable residential development, ideally placed for access to multiple primary schools, a secondary school, local shops, takeaways and a doctors surgery, with access to the town centre and open countryside just short level walk away.

## The Home

In more detail as follows:

## Entrance Hall

Upon entry of the home there is a good size hallway, with doors opening to the cloakroom and living space. Stairs rise to the first floor accommodation.

## Cloakroom

Comprising wash basin and water closet. Privacy window to the front.

## Kitchen

11'5" x 5'10"

The kitchen is fitted with a range of wall and base units, providing ample storage. Integrated features include a one-and-a-half bowl sink with a drainer positioned beneath a front-facing window, offering pleasant leafy views. There is an electric oven and a gas hob, while additional space is available for a dishwasher and a fridge freezer. The wall-mounted boiler is located here.

## Living Room

11'5 x 12'6

With a door opening straight onto the garden. This space comfortably accommodates sofas and display furniture to suit. An opening provides easy access and flow through to the kitchen. A door opens to the utility room and formal dining room/ extra reception space.

## Formal Dining Room / Study

8'0" x 16'9"

The dining room offers ample space for a large dining set alongside display furniture. A window faces the rear of the home. Carpet.

## Utility Room

A useful addition to the home, the utility room has space and plumbing for a washing machine and tumble dryer. Providing the benefit of extra storage.

## First Floor Landing

The carpeted landing gives access to the first and guest bedroom and the family bathroom. Stairs rise to the top floor bedroom. There is an airing cupboard.

## Master Bedroom

12'4" x 9'6"

The master bedroom features fitted wardrobes and is large enough to accommodate a king-size bed, bedside tables, and further furniture. A window views out to the front of the home. Fitted with carpet. A door leads to the en-suite.

## En-suite

The en-suite comprises a shower cubicle, with a wash basin and WC. A window with privacy glass faces the front aspect. Tile flooring.

## Bedroom Two

12'5" x 6'7"

Another good size double bedroom with ample space for a double bed alongside further bedroom furniture. A window looks out over the rear garden. Fitted with wood effect flooring.

## Top Floor Room

14'6" x 12'5"

Of an excellent size, the entire top-floor bedroom offers an alternative master, with ample space for a king-size bed and an abundance of bedroom furniture. The room benefits from a large walk in storage cupboard. Currently used as a further living space, creating a flexible living option.

## Externals

Outlined in further detail:

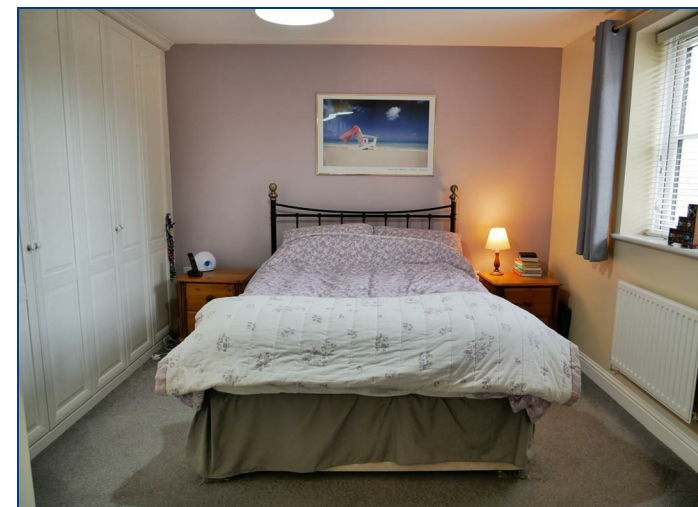
## Rear Garden & Parking

The rear garden offers a patio area ideal for outdoor furniture, along with a lawn area. There is also a gated parking area.

## Services

All mains services connected.

Council Tax Band: C



## Floor Plans

**Ground Floor**

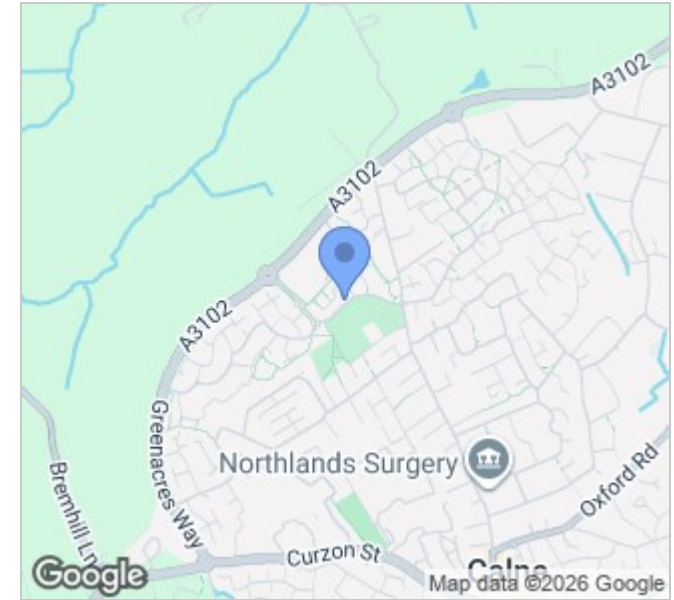
**First Floor**

**Second Floor**

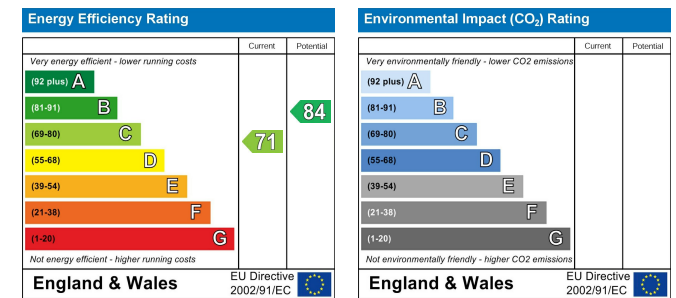
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Area Map



## Energy Performance Graph



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