



**10 Walter Sutton Close, Calne, Wiltshire, SN11 0RG**  
**£335,000**

Located on the outskirts of Calne and situated within a cul de sac, backing onto an open field, a well presented two double bedroom detached modern bungalow. To the front there is a paved driveway providing off road parking and access to the garage, to the rear there is a good size garden laid mainly to lawn offering a good degree of privacy which can be enjoyed from the double glazed conservatory. The property benefits from double glazing and gas central heating. NO ONWARD CHAIN.

- **Modern Detached Bungalow Two Double Bedrooms**
- **Living / Dining Room**
- **Fitted Kitchen**
- **Double Glazed Conservatory**
- **D.Gl & Gas C.H**
- **Good Size Garden**

### Entrance Hall

Front door leads into entrance with doors to living room, cloakroom and garage, radiator.

### Cloakroom

Double glazed window, W.C, hand basin, radiator.

### Living Room 17'07" x 16'04" (5.36m x 4.98m)

Double glazed window to front and side, two radiators, feature fireplace with exposed stone work, door to inner hall in turn leading to both bedrooms and bathroom, archway to dining room.



### Dining Room 9'03" x 8'08" (2.82m x 2.64m)

Double glazed sliding patio doors to conservatory, radiator, door to kitchen.



### Conservatory 14'04" x 13'04" (4.37m x 4.06m)

Double glazed to three sides, door to garden, power.



### Fitted Kitchen 15'11" x 10'04" (4.85m x 3.15m)

Two double glazed windows to side, return door to conservatory, laminated work tops with a range of cupboards and drawers under and over, a range of wall cupboards, Inset six burner gas hob with cooker hood, fitted electric oven, fitted dishwasher and fridge and freezer, radiator.



### Inner hall

Doors leading to both bedrooms and bathroom, three built in cupboards, access to loft.



**Bedroom One 14'10" x 9'07" (4.52m x 2.92m)**

Double glazed French doors to garden double glazed window to side, fitted wardrobes, radiator.

**Bedroom Two 11'06" x 11'0" (3.51m x 3.35m)**

Double glazed window to rear, radiator, fitted wardrobes.

**Modern Bathroom**

Double glazed window to rear, 'P' shaped bath with over bath shower and further mixer/spray shower attachment, W.C, hand basin inset to vanity unit with cupboards under, wall mounted mirror with cupboard to side and down lighters, fully tiled, radiator.

**Outside****Rear**

To the rear of the property is an enclosed garden siding open field, laid mainly to lawn with patio area and garden shed, gated side access.

**Front**

Paviour driveway providing off road parking and access to the single garage.

**Single Garage 17'10" x 8'06" (5.44m x 2.59m)**

Single garage with electric door, window to rear, power and light.

**Tenure**

We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

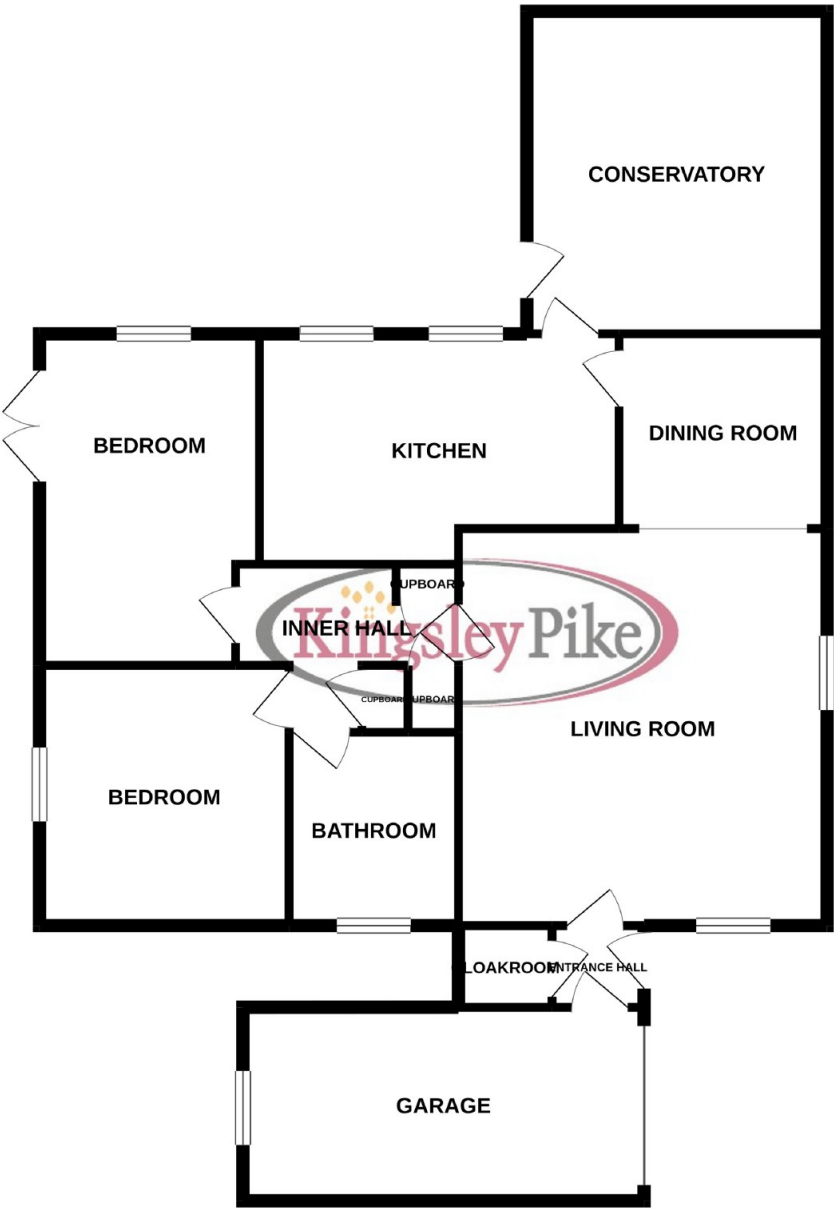
**Viewing**

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

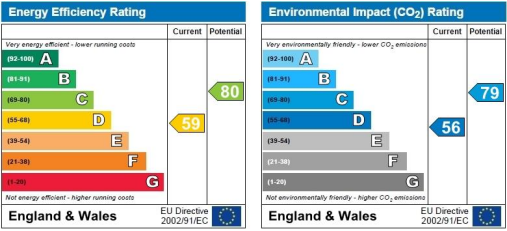
**Opening Times**

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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"Local Knowledge Quality Service"

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