



**Curzon Street, Calne**  
**Asking Price £375,000**





A detached bungalow which has a landscaped southerly rear garden, gated parking for multiple vehicles and a garage. Placed in a private location close to the amenities of the centre of town.

Beautifully finished with expansive living space and bespoke features. There is a spacious living room that has a log burner, a fitted dining kitchen, a garden room, porch and a formal hall. The three bedrooms have two large doubles and are complemented by a quality fitted bathroom. The garden offers a great amount of privacy and features a large patio for entertaining and a flat lawn. The home also benefits from gas central heating and double glazing.



An outline of the home and surrounding area is as follows:

### ACCESS & AREAS CLOSE BY

The home is literally on the doorstep of country walks and Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are routes westerly to Derry Hill, Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

### LOCATION

The home is placed moments from Calne's centre. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Calne centre has supermarkets, bistros, restaurants and a good selection of independent shops. There are numerous medical centres and pharmacies also. Recent times has seen the opening of a Tesco Superstore on the edge of town and the area has numerous primary schools plus a secondary school.

### ENTRANCE PORCH

The entrance door has a window and there are two strip windows to each side. There is room for display furniture, hats and coats.

### FORMAL HALL

Doors give access to the living room, the three bedrooms and to the bathroom. The hall has wood flooring and there are two deep store cupboards with wooden doors. There is space for display furniture.

### LIVING ROOM

**18' x 13' (5.49m x 3.96m)**

A very generous living room which enjoys plenty of natural light from a large south facing window that overlooks the garden. The focal point of the room is the fireplace which has a working log burner. There is more than ample space for multiple sofas with further wall space for cabinets and other furniture.

Fitted with carpet.

A door opens to the dining kitchen and a pretty picture window looks into the room also.

### FITTED DINING KITCHEN

**17' x 11' plus 7'5 x 5'8 (5.18m x 3.35m plus 2.26m x 1.73m)**

A generous dining kitchen which has been arranged to offer a natural dining area that has space for a dining table, chairs and further furniture. The kitchen is comprised of many fitted cabinets and work surfaces. There is space for a double range cooker and a section to the end provides a utility area with plumbing for a washing machine, space for a tumble dryer and a fridge freezer. Finished with tiled splash backs and wood flooring. Glazed French doors open to the garden room and windows look out to the front.

### GARDEN ROOM

**11'1 x 8'4 (3.38m x 2.54m)**

This room has glazed French doors that open out onto the rear patio and garden. This expands the living space in fine weather. There is room for sofas and extra furniture.

### MASTER BEDROOM

**12'5 x 10'4 (3.78m x 3.15m)**

A generous master bedroom which provides enough space to accommodate a king-size bed, bedside tables and additional wall space for other furniture. The room is placed to the rear of the home and enjoys views over the rear garden. There is a fitted wardrobe.

### BEDROOM TWO

**12' x 10'4 (3.66m x 3.15m)**

An excellent guest bedroom which will also accommodate a king-size bed, bedside tables and additional furniture. The room enjoys natural light from two aspects. There is a bank of fitted wardrobes, carpet and a window to the front and side.

### BEDROOM THREE

**7'9 x 6'10 (2.36m x 2.08m)**

A single bedroom or an ideal space that could be utilised as an office. The space allows for a single bed and has two fitted storage cupboards. The room is placed to the front of the home with a window and fitted carpet.

### BATHROOM

**7' x 6' (2.13m x 1.83m)**

A luxury bathroom suite which has been recently upgraded. The room consists of a panel enclosed bath which has a shower and a shower screen. There is a bowl style wash basin with a toiletries cabinet beneath and a water closet. Fully tiled with tiled flooring and a window to the rear which has privacy glass.

### GATED DRIVE

To the front of the garage is a private driveway which provides off-road parking for multiple vehicles. Access is through a five bar gate.

### GARAGE

A single garage with an up and over door to the front. Fitted with power and lighting.

### FRONT GARDEN

Next to the drive is a shingled area that is perfect for pot plant display. A path leads to the front door. The path extends around the home to the rear garden and there are areas for discreet storage.

### SOUTHERLY REAR GARDEN

The rear garden is enclosed and has been landscaped in recent times. It offers good privacy and has a southerly aspect.

From the garden room you step out onto a large patio area which has room for a generous amount of outside furniture. A great place for outside dining and entertaining.

The majority of the garden has a flat lawn for lounging and recreation. There are a number of flower beds for feature planting and a shingled area for potted plants. To one corner is a greenhouse.











**Directions:** From the centre of Calne proceed north through Curzon Street. When going through Curzon Street there is a private driveway to the left with bungalow set back. For exact location please contact us.