



Highgrove Close, Calne
Asking Price £250,000



Located within walking distance of the centre of Calne, primary schools and local amenities is this three bedroom end terraced home with parking and a garden room. Internally on the ground floor there is a spacious living room with gas fire and window looking out over the home and dining kitchen stretching across the back of the home with a door allowing access to the rear garden. The first floor offers three bedrooms, two of which have wardrobes and the family bathroom. Externally the home offers a fantastic garden room, measuring 13'11 x 12'2, which could be utilised as a study space or home gym. The garden is fully enclosed and designed for the ease of maintenance, a gate gives side access to the front of the home. Allocated parking, gas central heating and double glazing.



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

ACCESS & AREAS CLOSE BY

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 a short distance from the town centre and primary schools. 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.

THE HOME

Outlined as follows:

ENTRANCE PORCH

5' x 4'2 (1.52m x 1.27m)

Upon entering the home you come to an entrance hall. Space allows for storage of outdoor wear. A door opens to the living room.

LIVING ROOM

14'7 x 13'5 (4.45m x 4.09m)

With a balustrade staircase rising to the first floor accommodation is the living room. A gas fire with tiled surround and mantel create a focal point to the room where multiple sofas and display furniture can be placed. A large window looks out over the front of the home. There is storage beneath the stairs and a door opens to

the dining kitchen. Finished with carpet.

DINING KITCHEN

14'6 x 11'9 (4.42m x 3.58m)

Stretching across the back of the home and designed to allow for natural areas for dining and cooking is the dining kitchen. The kitchen has been fitted with a range of wall and base cabinets and inset to the worktops is a round inset stainless steel sink and drainer. Space allows for a fridge freezer, cooker with an extractor over and plumbing allows for a dishwasher and a washing machine. To the other end of the room space allows for a generous dining room table and chairs. A door and window open out to the rear garden. Tiled finishings.

FIRST FLOOR LANDING

From here, doors lead to all three bedrooms and the family bathroom.

MASTER BEDROOM

12'3 x 8'4 (3.73m x 2.54m)

With a window looking out over the front of the home is the master bedroom. Space allows for a double bed and further bedroom furniture. A glass panel door opens to hanging space.

BEDROOM TWO

9'8 x 8'1 (2.95m x 2.46m)

Also, a double bedroom is bedroom two. A glass panel door opens to hanging space and a window looks out over the rear of the home. Space allows for a double bed and further bedroom furniture.

BEDROOM THREE

9'10 x 6'1 (3.00m x 1.85m)

A generous single bedroom located at the front of the home. Space allows for a single bed and further bedroom furniture. At one end of the room there is a storage cupboard.

FAMILY BATHROOM

6'5 x 6'3 (1.96m x 1.91m)

A white suite consisting of a panel enclosed bath with shower over, pedestal wash basin and a water closet. A window with privacy glass opens out over the rear of the home and there are tiled finishings.

EXTERNAL

Outlined as follows:

OUTDOOR GARDEN ROOM

13'11 x 12'2 (4.24m x 3.71m)

Complementing the home is this fantastic outdoor garden room. Finished with spot lighting and carpet this room could be utilised as a home office, gym or storage space. There is a pedestrian door and patio doors that lead out to the rear garden of the home.

FRONT GARDEN

Laid mainly to lawn with a few plants and a path which leads to the front door.

REAR GARDEN

Designed for the ease of maintenance is the rear garden. Adjacent from the home is a patio, creating a great space for lounging and dining during the warmer months. The rest of the garden has been laid with artificial grass. Doors lead into the garden room and a gate gives access to the front of the home.

PARKING

There is an allocated parking space.

To arrange a viewing please contact Butfield Breach Estate Agents 7 days a week on 01249 821110.



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Directions: From the centre of Calne proceed North through Wood Street then right onto Oxford Road. Take the third right into Abberd Way and Continue through Prince Charles Drive into Highgrove Close. The home is positioned on the left in a cul-de-sac.

