



91 Globe Court, Calne
Offers In Excess Of £250,000



MOTIVATED SELLERS! Placed in the popular King Edward Close development is this recently upgraded home that benefits from having multiple schools and amenities within walking distance. The top floor of the home is consists entirely of the master bedroom and en-suite. The first floor of the home features a recently modernised family bathroom and two generous bedrooms. The ground floor of the home benefits from having a living room dining kitchen and a cloakroom. Externally there is a rear garden with a southerly aspect and a small front garden. There is allocated parking to the rear of the property. Gas central heating and double glazing throughout. Recently carpeted hallway, first and second floors.



The property offers a gentle walk to two Medical Centres and two Pharmacies. Calne centre offers three Supermarkets, further Pharmacies, a good selection of shops, restaurants and eateries. On the southern and northern edges are two leisure centres with one having a swimming pool. The northern sector also has a large Tesco Supermarket. The property is placed just a few hundred metres to the North of the centre of Historic Calne.

The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops on Church Street and the River Marden. Calne is the home of the Wiltshire Cure (Wiltshire Ham and Bacon) and key in the Discovery of Oxygen.

ENTRANCE HALL

A door leads to the living room and the staircase rises to the first floor landing.

LIVING ROOM

14'1 x 12'11 (4.29m x 3.94m)

A window looks out over the front garden. There is space for sofas and further living room furniture. A door leads to the dining kitchen.

DINING KITCHEN

13'3 x 9'10 (4.04m x 3.00m)

A bright kitchen with space for a table and chairs. There is plumbing for washing machine and dishwasher. The kitchen benefits from an electric oven with gas hob. Further space allows for a fridge freezer. French doors open to the rear garden, expanding the living space during finer weather. A further door leads to the cloakroom.

CLOAKROOM

A recently renovated cloakroom consisting of a wash basin and water closet. Tiled finishes.

FIRST FLOOR LANDING

The first floor landing leads to the family bathroom, bedrooms two and three. Stairs rise to the first floor landing.

FAMILY BATHROOM

8'3 x 4'5 (2.51m x 1.35m)

A recently upgraded family bathroom consisting of a wash basin, water closet, chrome heated towel rail and double ended bath with rain shower shower over. A window with privacy glass opens to the rear of the home.

BEDROOM TWO

11'8 x 8'9 (3.56m x 2.67m)

Bedroom two benefits from having built in wardrobes. The room will allow a generous double bed and further bedroom furniture.

BEDROOM THREE

12'6 x 6'6 (3.81m x 1.98m)

Another generous room which can accommodate a double bed and further bedroom furniture. A window looks over the front of the home.

SECOND FLOOR LANDING

A door opens to the master bedroom and there is an airing cupboard.

MASTER BEDROOM

11'7 x 9'7 (3.53m x 2.92m)

The master bedroom allows space for a double bed and further bedroom furniture. It features a built in wardrobe as well as an en suite. There is a window that looks over the front of the property and the room is fitted with carpet. Loft access.

MASTER EN-SUITE

9'7 x 4'1 (2.92m x 1.24m)

The en-suite consists of a wash basin, water closet and shower cubicle. Tiled finishes. A window with privacy glass opens to the rear of the home.

EXTERNAL

REAR GARDEN

A south westerly enclosed rear garden which allows space for dining and entertaining in the warmer months. There is a side access gate as well as a bin store. The garden is mostly laid to lawn and there is a patio area.

PARKING

Placed at the rear of the home is a courtyard car park. Here the home has an allocated parking space.

VISITOR PARKING

The development has a number of parking spaces allocated for visitor parking. There is also the ability to park on street.

NOTE

The home is placed on a private residential estate and there is a service charge for the upkeep of the common areas.

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 offers routes westerly to Bowood, Chippenham, Bath and the M4 westbound.

To the 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Directions: From our office proceed into Wood Street and then into North Street. Turn Right into Bryans Close Road and carry on into Hungerford Road. Turn left into Swaddon Street and the right at the mini roundabout. Turn left into King Edward Close. Take the next left turning and the home is on the right hand side.

