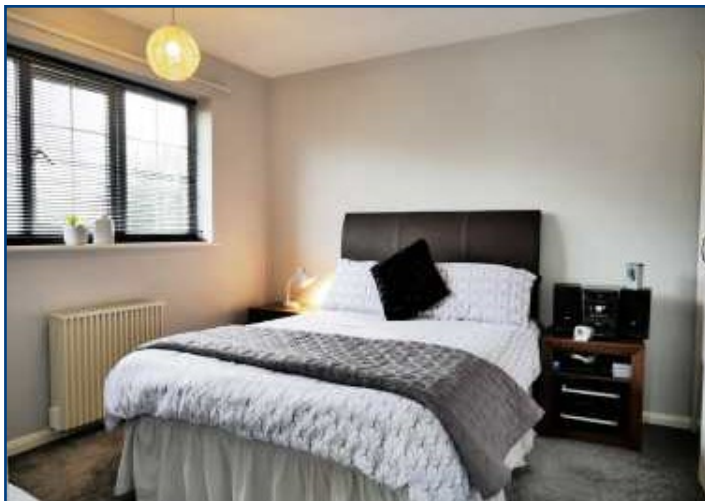




12 Curzon Close, Calne
Asking Price £235,000



NO CHAIN! Located in a cul-de-sac moments from the town centre is this three bedroom semi-detached home with rear garden and garage. The home has undergone sympathetic upgrades in recent years, leaving it in a well presented finish. Internally the first floor features two double bedrooms, a generous single bedroom and wet room. On the ground floor there is a "L" dual aspect living dining space. There is also a fitted kitchen. Externally the home benefits from both an enclosed rear garden and a front garden space. The rear garden has been arranged for lounging, dining and relaxing during the warmer months. There is a shared drive that leads to a garage. A short walk from the home is the town centre as well as the 55 bus route.



This three bedroom home is placed within a gentle walk of the facilities of Calne centre and lovely country walks. From the home there are routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. East takes you to Avebury, Cherhill White Horse and Marlborough. Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. A brief description of the home is as follows:

ENTRANCE PORCH

Upon entry to the home an entrance porch leads to the living dining space.

LIVING DINING ROOM

23'2 x 18'7 max (7.06m x 5.66m max)

A dual aspect "L" Shaped living dining room. There are natural areas for both sofas and living room furniture as well as dining table and chairs.

KITCHEN

9'5 x 9'4 (2.87m x 2.84m)

A modern kitchen comprising of matching wall and base units. Integrated there is an electric oven and hob as well as a fridge

freezer. Space allows for a washing machine and dishwasher. Beneath a window that views out over the rear garden is a sink and a half with drainer. A door leads to the rear garden.

FIRST FLOOR LANDING

The first floor landing leads to all bedrooms and the family bathroom.

MASTER BEDROOM

11'2 x 9'10 (3.40m x 3.00m)

The master bedroom is placed to the front of the home and views out over the rear garden. The room will allow a king size bed, bedside tables and further bedroom furniture. There is a built in wardrobe.

BEDROOM TWO

10' x 9'11 (3.05m x 3.02m)

Bedroom two is placed to the rear of the home and will also allow for a king size bed, bedside tables and further bedroom furniture. This room also benefits from a built in wardrobe.

BEDROOM THREE

8'5 x 8'1 (2.57m x 2.46m)

Bedroom three is placed to the front of the home and is best utilised as a generous single bedroom.

WET ROOM

8'3 x 5'5 (2.51m x 1.65m)

The wet room consists of walk in shower, was basin and water closet. Fully tiled with windows opening to the rear of the home.

EXTERNAL

Outlined as follows:

REAR GARDEN

An enclosed rear garden with side access gate. The garden is mainly laid to lawn with a path leading to a patio area ideal for outdoor lounging and dining furniture. There are raised beds for flowers.

FRONT GARDEN

A mainly laid to lawn front garden with a path leading to the front door.

GARAGE

A single garage accessed via an up and over door.

DRIVE

A shared drive leads to the garage.

To arrange a viewing please contact Butfield Breach on 01249 821 110.





Directions: For exact location please contact Butfield Breach on 01249 821 110.

