



**Lockett Way, Calne**  
**Guide Price £279,995**



**NO CHAIN! VACANT POSSESSION!** A superb two double bedroom link detached bungalow situated on a large corner plot with southernly exposed gardens. The home is just a gentle walk from a convenient store, multiple schools and a short walk to the town centre. The bungalow features two double bedrooms which are complimented by a recently fitted shower room. There is also a spacious living room, conservatory and a recently fitted kitchen with a pantry cupboard. Externally the home offers front, side and rear gardens, all of which enjoy sunshine throughout different times of the day. The home also offers a blocked paved drive allowing parking for multiple vehicles and a garage. Double glazed and gas central heating.



An outline of the accommodation is as follows:

## LOCATION

This property is placed in an area of predominantly bungalows. There are local services very close by, including a convenience store and take aways. The centre facilities of Calne is just a flat walk away. Placed to the northern side of Calne there is a surgery within walking distance and the bus stop with the route from Swindon via Royal Wootton Bassett, Lyneham, Calne and Chippenham.

## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 runs westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the River Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. The area is serviced well for shopping, having the new Tesco superstore and there are multiple facilities, including further supermarkets in Calne centre.

## THE HOME

Outlined as follows:

### ENTRANCE PORCH

**5'1 x 3'7 (1.55m x 1.09m)**

Entry to the home is via a UPVC door with obscured glass and a window to an exposed brick entrance porch. This makes an ideal space for outdoor wear.

### ENTRANCE HALL

**9'7 x 6'7 (2.92m x 2.01m)**

A spacious entrance hall which gives access to both bedrooms, a tiled shower room, living room and the kitchen. Space allows for display furniture. Behind two doors is further storage, one where the fuse board is located and the other a boiler. Fitted with carpet. Here is where the boarded loft hatch is located fitted with a loft ladder.

## LIVING ROOM

**16'11 x 11'6 (5.16m x 3.51m)**

A bright and spacious room placed at the rear of the home with a large window looking into the conservatory. The room can accommodate multiple sofas and display furniture. The focal point of the room is a beautiful wood fireplace with cast iron tiled insert. A door leads into the conservatory.

## KITCHEN

**11'2 x 10'5 (3.40m x 3.18m)**

With views over the front garden is a modern kitchen which has been fitted with a selection of matching wall and base units. Below a window viewing out over the front garden there is a stainless steel sink with drainer. Integrated is a mid height oven and gas hob with stainless steel extractor hood over. Space and plumbing allows for a washing machine, tumble dryer and a fridge freezer. A door opens into a pantry cupboard (3'11 x 1'11) with shelving and a window, a water softer is also located in the pantry cupboard. A further door opens to the driveway. Finished with anti slip wood effect flooring and tiled finishings.

## CONSERVATORY

**9'8 x 8'4 (2.95m x 2.54m)**

Accessed via the living room or the garden is the conservatory. Multiple windows look out over the rear garden making this an ideal seating area or hobby room.

## MASTER BEDROOM

**12'10 x 10'5 (3.91m x 3.18m)**

A generous master bedroom which can accommodate a king size bed, bedside table and further storage furniture. A large window looks over over the rear garden.

## BEDROOM TWO

**10'10 x 10'6 (3.30m x 3.20m)**

With views looking out over the front garden, bedroom two allows space for a double bed, bedside tables and further display furniture.

## A SHOWER ROOM

**6'9 x 6'3 (2.06m x 1.91m)**

A matching white suite consisting of a corner shower cubical with power shower, water closet and a pedestal wash basin. Tiled finished, anti slip wood effect flooring and heated chrome towel rail. A window with obscure glass also opens out to the side garden.

## EXTERNAL

The home is placed on a corner plot and enjoys the sun in the warmer months. The home offers front, side and rear gardens. Outlined as follows:

### FRONT GARDEN

An ornamental wall separates the front garden from the pavement. The garden has been arranged with multiple flower beds which has now been filled with shingle for ease of maintenance. Multiple paths leads from the driveway to the front, side entrance and front gardens of the home. A gate gives access to the side garden.

### SIDE GARDEN

A large fully enclosed private side garden which is mostly shingled with a raised flower bed. A gate gives access to the front garden of the home. This section of the garden would make a fantastic vegetable plot or a lounging area.

### REAR GARDEN

Following on from the side garden, this southernly exposed rear garden has a large patio, perfect for dining during the warmer months. Ample space allows for sheds and green houses. A door opens into the conservatory.

### GARAGE

**14'11 x 8'9 (4.55m x 2.67m)**

Single garage fitted with power and light. A window looks out to the rear garden.

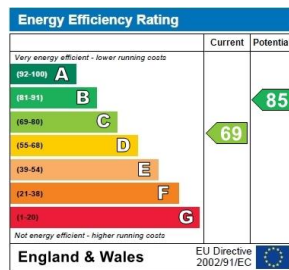
### PARKING

A blocked paved driveway allowing parking for multiple vehicles.

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







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