



North Way, Calne
£219,950



A really lovely home that has a gorgeous rear garden and a large 24ft 6" x 12ft garage/workshop. The living room is an impressive 16ft x 14ft 6" and the fitted dining kitchen is 18ft x 8ft 10". There is the bonus of a guest cloakroom.

The first floor offers two double bedrooms supported by a spacious 8ft 10" x 7ft 7" shower room. From the master bedroom stairs rise up to a boarded attic of around 18ft x 10ft 9".

There is gas central heating and double glazing. The garden is impressive in size and ideal for cultivation and recreation. There is a large brick patio adjacent to the home that is perfect for outside dining and entertaining. Close to the garage is a shed that has power also.



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

ACCESS ROUTES

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes 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.

CLOSE BY

The area is serviced well for shopping having the new Tesco superstore within walking distance of the home and multiple facilities in Calne centre. There are two medical centres and a pharmacy also. There are smaller supermarkets also a short walk away.

ENTRANCE HALL

Stairs rise the first floor and a door gives access to the living room.

LIVING ROOM

16' x 14'6 (4.88m x 4.42m)

A window looks out over the front garden and a door gives access to the dining kitchen. There is room for a number of sofas and further living room furniture. Fireplace with stone hearth and a display shelf to one side.

DINING KITCHEN

18' x 8'10 (5.49m x 2.69m)

The room is arranged to offer space for a large dining table and chairs. There is a selection of fitted wall and floor cabinets with work surfaces. Tile finishes. Inset gas hob and electric oven. Inset stainless steel sink and drainer. Room has been allowed for a washing machine and a fridge freezer. Two windows offer a lovely view down the rear garden. Access to the garden lobby and a door to the stairs store cupboard.

GARDEN LOBBY

3'9 x 3' (1.14m x 0.91m)

A door opens out to the rear garden and there is access to the downstairs cloakroom.

GUEST CLOAKROOM

4' x 3' (1.22m x 0.91m)

Water closet. Window.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the shower room.

MASTER BEDROOM

14'9 x 10'4 (4.50m x 3.15m)

A window looks out to the front garden. There is room for a super king-size bed and extra furniture to complement. To one side of the room is a large bank of fitted wardrobes. A door gives access to the stairway that leads to the boarded attic.

BEDROOM TWO

10'9 x 8'10 (3.28m x 2.69m)

A window offers a view out over the rear garden. The room can happily accommodate a large double bed and extra furniture to complement.

SHOWER ROOM

8'10 x 7'7 (2.69m x 2.31m)

A double walk-in shower cubicle is placed to one corner. Water closet and a pedestal wash basin. Fitted vanity cabinet with drawers, cupboards, fitted mirror and dresser lights. Tile finishes. Room for display furniture.

ATTIC

18'1 x 10'9 approximate (5.51m x 3.28m approximate)

This large boarded attic offers good storage opportunities and the possibility for future expansion subject to the required permissions.

FRONT GARDEN

The front garden has been landscaped with ease of maintenance in mind. There is mature planting and a picket fence to the front boundary. Storm awning over the front door.

REAR GARDEN

Adjacent to the home is a large brick patio which is ideal for outside dining and entertaining. A brick pathway runs down to the end of the garden linking it to the garage workshop area. To one side of the path is a lawn with flowerbeds and a hedge screen. To the opposite side are cultivation beds and a fence screen. (N.B. There are rights-of-way at the rear of the home across neighbouring properties).

SHED

9'7 x 7'9 (2.92m x 2.36m)

The shed has power.

GARAGE/WORKSHOP

24'6 x 12' (7.47m x 3.66m)

Vehicle access is through two doors at the front of the garage. There is an extra door near the rear of the garage opening to the rear garden. There are windows, power and light.

GATED PARKING

The front of the garage is a tarmac drive with parking for two vehicles. The gating has the ability to open wide for large vehicles.



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Directions: For exact location contact Butfield Breach on 01249 821110.

