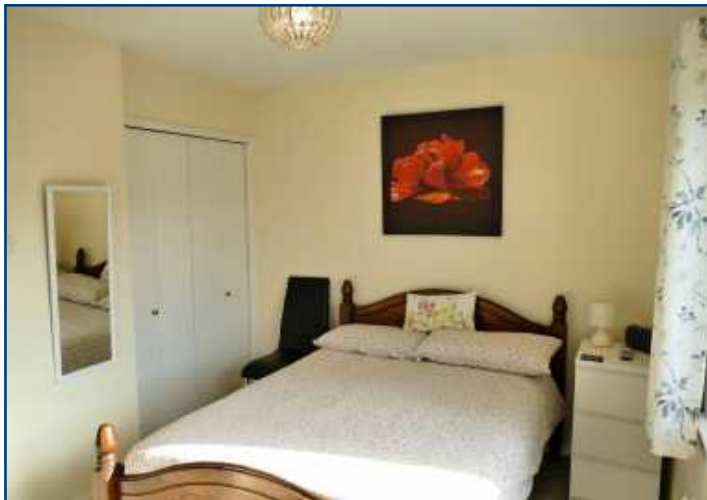




28 Watermint Way, Calne
Asking Price £199,950



NO CHAIN! GARAGE! CLOAKROOM! A two bedroom home with garage and cloakroom tucked away in a cul-de-sac. Internally the first floor of the home features a generous double bedroom with built in wardrobe, a single bedroom and a family bathroom. The ground floor features a cloakroom, a fitted kitchen and a living dining room. Externally there is an enclosed rear garden with rear access, off road parking and a single garage.



The home is placed on a pretty residential estate that is proving to be an extremely desirable location to live. There is a mixture of homes of different styles. There is a small park close by. The centre of Calne is a gentle walk away with multiple facilities. The town is of Historic significance and has a Heritage Quarter with Norman Church, Merchant Green and the River Marden. Calne is the home of Wiltshire Ham and the Discovery of Oxygen.

ENTRANCE HALL

Upon entry to the home an entrance hall leads to the cloakroom, kitchen and living dining room.

CLOAKROOM

6'1 x 2'5 (1.85m x 0.74m)

The cloakroom consists of a wash basin and water closet. A window with opens to the front of the home.

KITCHEN

8'8 x 6'3 (2.64m x 1.91m)

A fitted kitchen with matching wall and base units. Integrated there is an electric oven and gas hob. Beneath a window that views out the front of the home is an inset sink with drainer. Space allows for a washing machine and a fridge freezer. Tiled finishes.

LIVING DINING ROOM

13'6 x 12'5 (4.11m x 3.78m)

The living dining room is placed to the rear of the home with patio doors that lead to the rear garden. The room will allow space for multiple sofas and further living room furniture as well as a dining table and chairs. A door leads to a storage cupboard.

FIRST FLOOR LANDING

The first floor landing leads to both bedrooms and the bathroom.

MASTER BEDROOM

13'4 x 8'11 (4.06m x 2.72m)

The master bedroom will allow a generous double bed and further bedroom furniture. The master benefits from having built in wardrobes. A window opens to the front of the home.

BEDROOM TWO

9'7 x 6'9 (2.92m x 2.06m)

Bedroom two is a spacious single bedroom. Space allows for a single bed and further bedroom furniture. A window views out the rear of the home.

FAMILY BATHROOM

6'5 x 6'2 (1.96m x 1.88m)

The family bathroom comprises of a wash basin, water closet and bath with shower over. Tiled finishes with a window opening to the rear of the home.

EXTERNAL

REAR GARDEN

A low maintenance rear garden with a patio area adjacent to the patio doors. To the rear of the garden there is an access gate.

FRONT GARDEN

A path leads to the front door. Otherwise mainly laid to lawn.

GARAGE

A single garage accessed via an up and over door.

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





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

