



46 Anson Avenue, Calne
Asking Price £220,000



A three bedroom home placed in a popular modern development. A very short distance from the home is a large green park area. Internally the home is beautifully presented and offers three bedrooms complemented by a main bathroom and an en-suite to the master bedroom. The ground floor has an entrance hall, guest cloakroom and a fitted kitchen with extensive work surfaces. The living room opens out onto the garden. The garden itself is organised to offer two wonderful spaces for lounging and entertaining. There is both gas central heating and double glazing.



ENTRANCE HALL

From the hall doors lead to the guest cloakroom, fitted kitchen and living room. Stairs rise to the first floor landing.

CLOAKROOM

5' x 3'1 (1.52m x 0.94m)

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

KITCHEN

11'6 x 8'8 (3.51m x 2.64m)

The kitchen comprises of matching wall and base units. Integrated there is an electric oven and a gas hob. Space beneath the worktops with plumbing allows for a washing machine and dishwasher. Further space allows for a fridge freezer. Beneath a window that views out the front of the home is a sink and a half with drainer. Tiled splash backs.

LIVING DINING ROOM

15'6 x 13'6 (4.72m x 4.11m)

The living dining room is placed to the rear the home with french doors that open onto the rear garden. Space allows for multiple sofas and further living room furniture as well as a dining table with chairs. A door opens to the under

stair storage.

FIRST FLOOR LANDING

The first floor landing leads to the family bathroom, two double bedrooms and the single bedroom.

MASTER BEDROOM

12'9 x 9'9 (3.89m x 2.97m)

The master bedroom will allow for a super king size bed and further bedroom furniture. Fitted above the stairs is a half-wardrobe. A door opens to the en-suite.

MASTER EN-SUITE

5'10 x 5'10 (1.78m x 1.78m)

The en-suite comprises of a wash basin, water closet and shower cubicle. Partially tiled with a window to the front of the home.

BEDROOM TWO

9'4 x 8'7 (2.84m x 2.62m)

Bedroom two will allow a double bed and further bedroom furniture. A window views out over the rear garden.

BEDROOM THREE

9'2 x 6'2 (2.79m x 1.88m)

Bedroom three will accommodate a single bed and further bedroom furniture. A window views out over the rear garden.

FAMILY BATHROOM

6'4 x 6'2 (1.93m x 1.88m)

The family bathroom comprises of wash basin, water closet and bath.

EXTERNAL

Outlined as follows:

REAR GARDEN

A landscaped garden offers two areas for lounging, dining and entertaining. A patio area adjacent to the home leads to a raised deck area. There is a rear access gate.


PARKING

Two spaces to the front of the home allow for parking.

To arrange a viewing please contact Butfield Breach Estate Agents 7 days a week on 01249 821110.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	81	82
(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 	

Directions: For exact location and to book a visit contact Butfield Breach on 01249 821110

