



DESCRIPTION

Tucked away in a quiet cul-de-sac location, this beautiful detached bungalow has been newly rendered and offers a superbly maintained, light and airy living space that is generously proportioned throughout. The accommodation comprises three good sized bedrooms, two of which are doubles, a large dual aspect, open plan styled living room with wood burning stove which leads to a dining area, conservatory, fitted kitchen and beautiful shower room. Externally there is ample off-road parking with a driveway leading to a detached garage and side access to a nicely designed garden with a new patio and raised beds, new fences at the front and an 8' x 6' metal shed.

Ideally situated within the highly regarded Curzon Park development on the Western fringes of Calne, this lovely bungalow is well positioned to take advantage of a wide range of local amenities. The town centre which is around three-quarters of a mile away provides a good range of shops, whilst the nearby town of Chippenham offers a more comprehensive range of facilities including a mainline rail station (London Paddington - 1hr 10mins).

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: D

EPC Rating: C

Mains gas with a new boiler fitted Sept 2022 with Hive controls, electricity, water, and drainage connected.

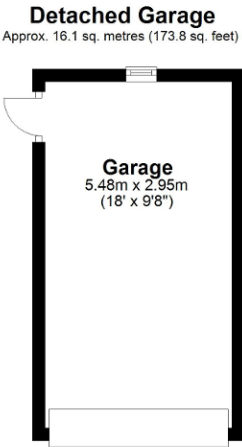
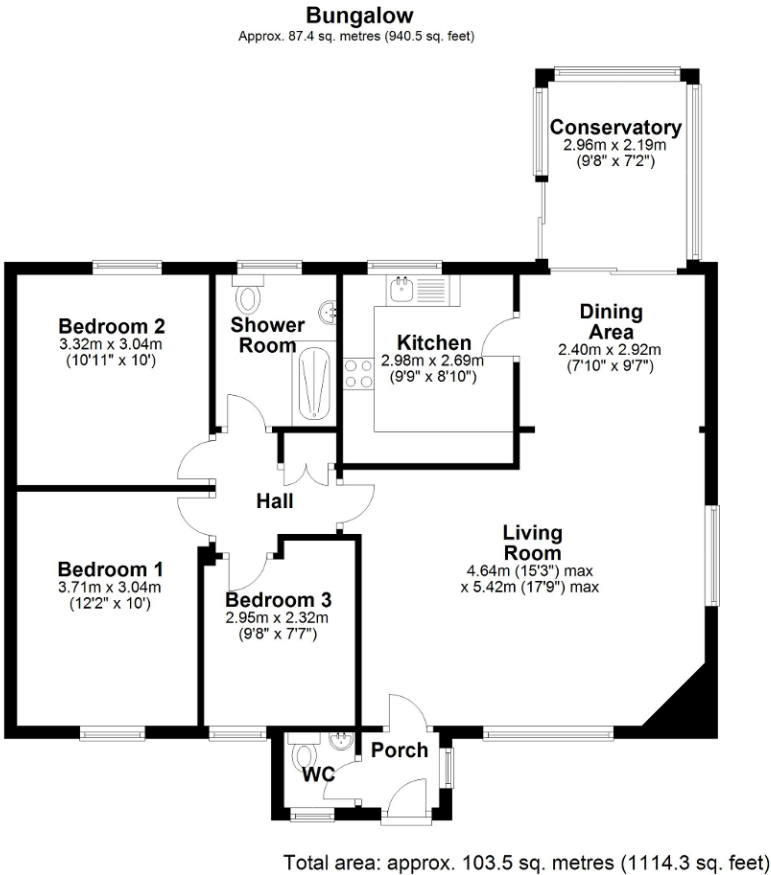


KEY FEATURES

- Updated Detached bungalow
- Dining area
- Three bedrooms
- Conservatory
- Pretty gardens
- Open plan living space
- Fitted kitchen
- Smartly presented shower room
- Detached garage & driveway
- Superbly presented and well proportioned







ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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