





## DESCRIPTION

Extended link-detached bungalow offering versatile accommodation comprising a spacious open plan styled living room with dining area, fitted kitchen / breakfast room with a separate utility room, two double bedrooms, refitted shower room and a garage conversion that is currently utilised as a home gym but has potential for use as a home office or third bedroom. Externally there is a pretty garden to the front with ample driveway parking whilst to the rear there is an extensive South-West facing garden which is mainly laid to lawn. The property has previously been granted planning permission for a loft conversion (now lapsed) so there is certainly plenty of potential for further development.

Pleasantly located on the Southern side of town between the village of Quemerford and Calne itself, the property is ideally located to take advantage of a good range of local amenities and has good access to the A4. Blackland Lakes and the National Trust owned Calstone and Cherhill Downs are both within close proximity and provide beautiful countryside walks and access to wide open spaces. Holy Trinity Academy and Kingsbury Green Academy which respectively provide primary and secondary education are both within a short walk, as is Quemerford Post Office and village shop.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: D

EPC Rating: C

All mains services connected. Gas central heating.





## KEY FEATURES

- Link-detached bungalow
- Extended living room
- Separate utility room
- Driveway parking
- Gas central heating
- Two double bedrooms
- Fitted kitchen / breakfast room
- Garage conversion
- South-west facing rear garden
- Double glazing

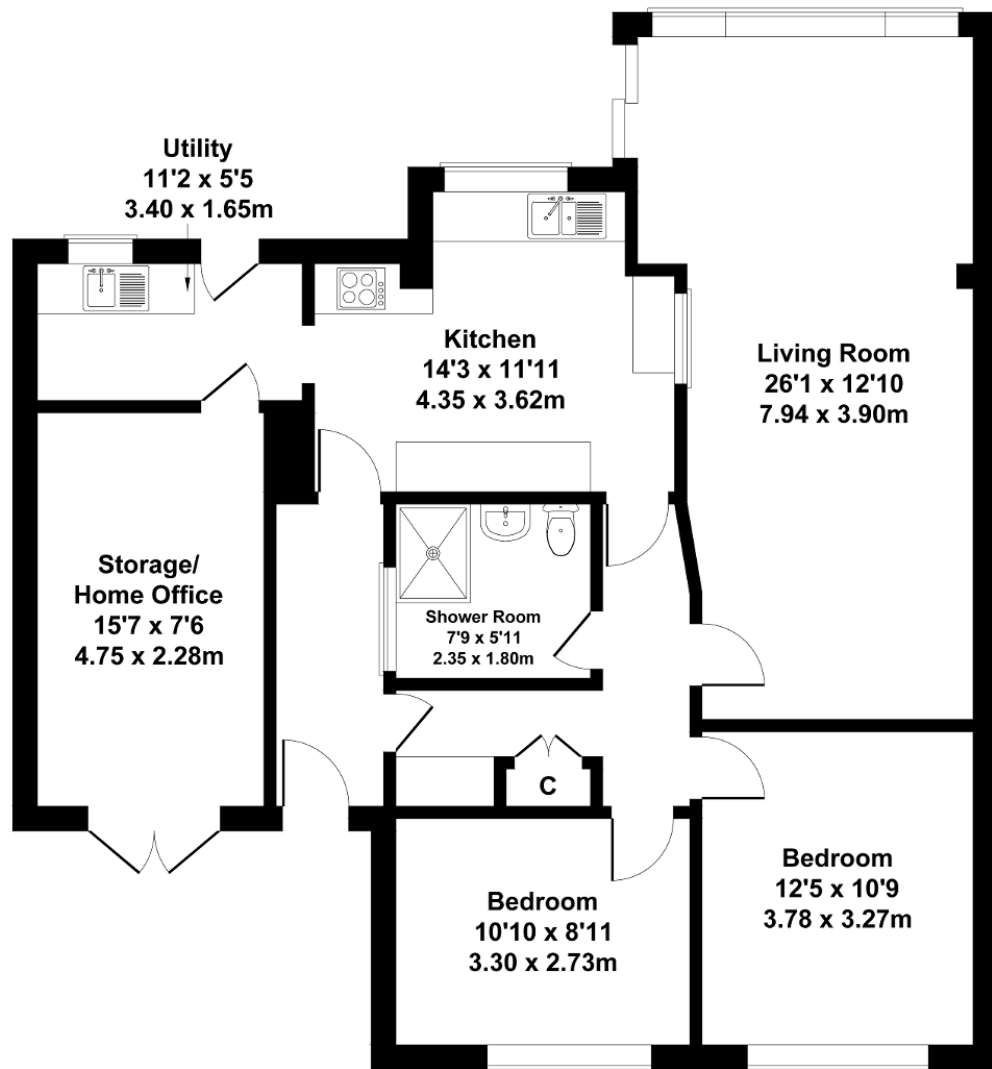








Approximate Gross Internal Area  
1152 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2022  
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## ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	69   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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