



39 Nuthatch Road, Calne, SN11 9SH

£350,000

This delightful property boasts a spacious 1,383 sq ft of living space spread over three floors, offering ample room for a growing family. Upon entering, you are greeted by a stylish reception room that sets the tone for the rest of the house. With four inviting bedrooms and two bathrooms, there is plenty of space for everyone to enjoy their own privacy and comfort. Built in 2007, this home combines contemporary design with practicality, making it a perfect blend of style and functionality. The Master Bedroom Suite is a true highlight, featuring a Dressing Room and En Suite for added convenience. The established landscaped rear garden is a particular highlight laid to areas of patio and artificial lawn. There is a single garage and parking space in front.

Entrance Hall

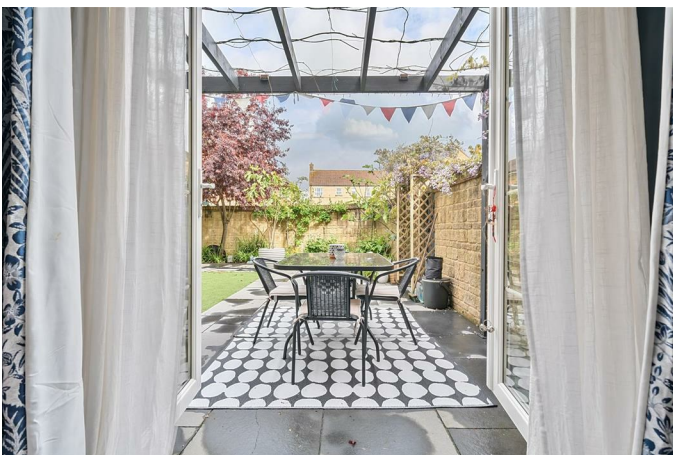


Front door, tiled floor, storage, doors to the lounge and kitchen/dining room with stairs to the first floor.

Lounge



Double glazed window to the front, double glazed French doors to the rear, two radiators and fitted storage.



Kitchen/Dining Room



Double glazed windows to the front and rear, radiator, floor and wall mounted units, sink and drainer, double electric oven, space for a fridge/freezer, space for a washing machine, space for a dishwasher, induction hob, extractor fan, wall mounted gas fired boiler, space for a table and chairs and door to the utility room.





Rear Lobby

Double glazed door to the garden, tiled floor and door to the cloakroom.

Cloakroom



Toilet, wash hand basin and part tiled.

First Floor Landing



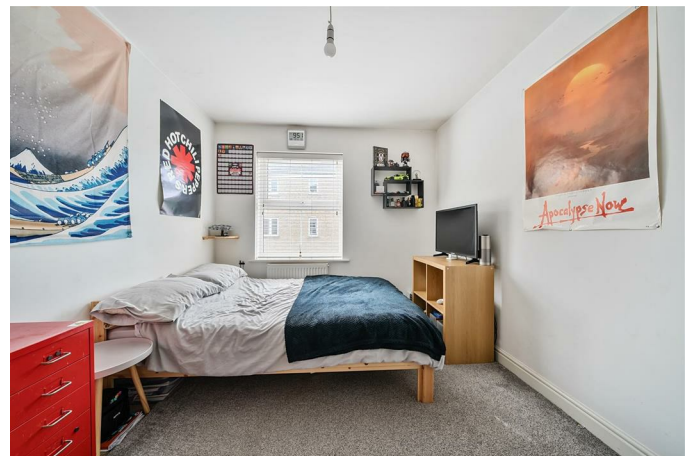
Double glazed windows to the front and rear, radiator, airing cupboard and doors to bedrooms, the family bathroom and stairs to the second floor.

Bedroom Two



Double glazed window to the front and radiator.

Bedroom Three



Double glazed window to the front and radiator.

Bedroom Four

Double glazed window to the rear and radiator.

Family Bathroom



Double glazed window to the rear, radiator, wash hand basin with vanity storage, toilet, bath with shower screen and shower over.

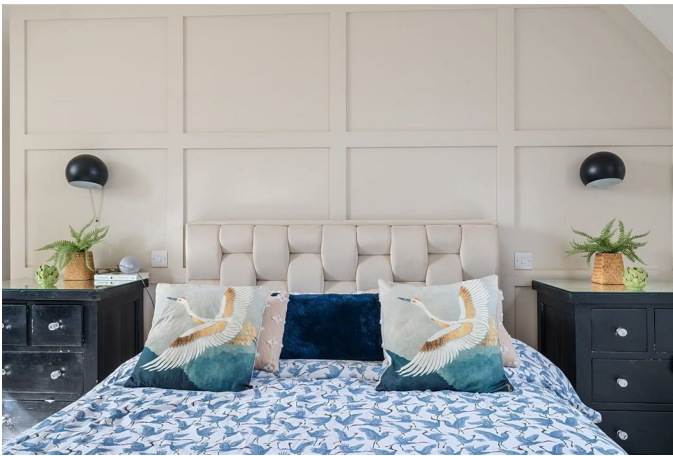
Second Floor Landing

Opening in to the bedroom and dressing area.

Bedroom Area



Double Glazed window to the front, double glazed Velux window to the rear, radiator.



Dressing Area



Fitted storage, fitted wardrobe and door to the en suite.

En Suite



Double glazed Velux window to the rear, radiator, toilet, wash hand basin, bath and shower cubicle.

Rear Garden



Mature, landscaped and part walled garden with areas of patio and artificial lawn, established plants, shrubs and trees with pergola providing private seating area. There is gated access leading to the garage and parking.



Single Garage

Up and over door to the front.

Parking

There is a parking space in front of the garage with further on street parking available.

Tenure

The .Gov website states the property is Freehold.

Council Tax

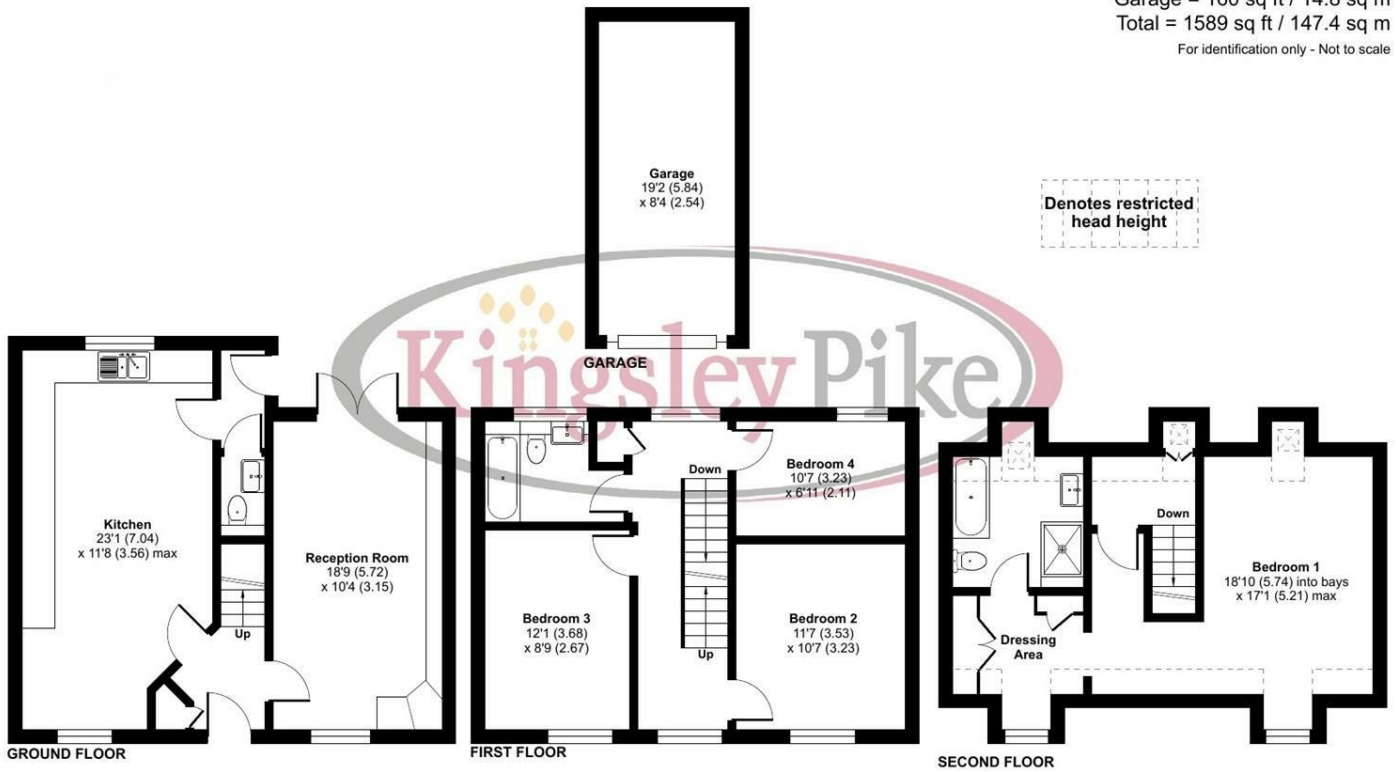
The .Gov website states the property is band D.

Floor Plan

Nuthatch Road, Calne, SN11

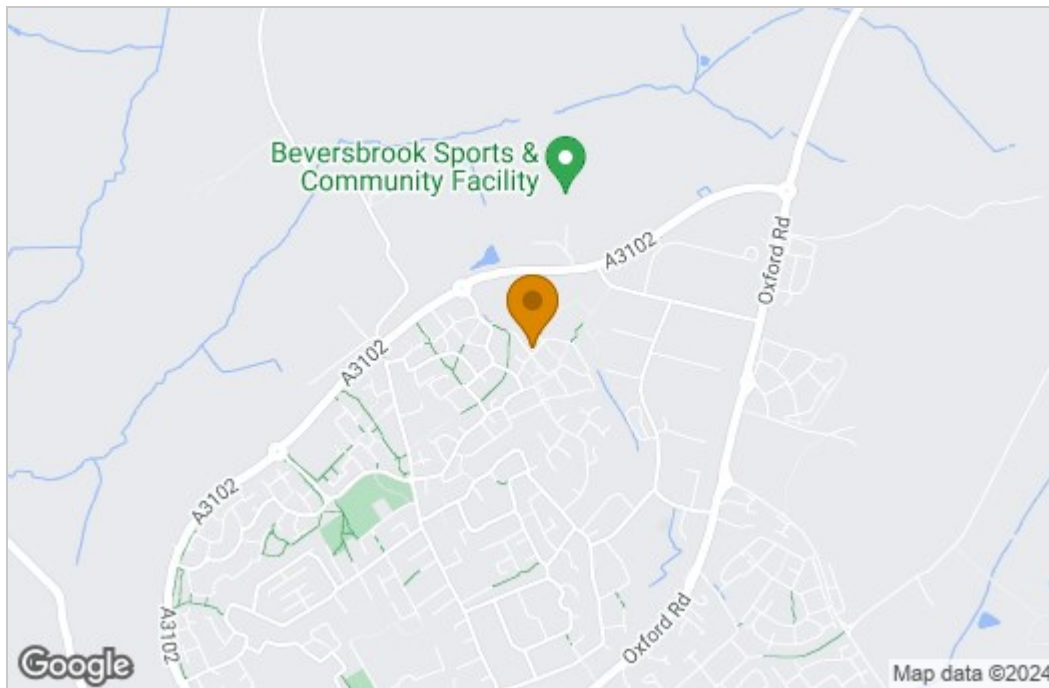
Approximate Area = 1383 sq ft / 128.4 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Garage = 160 sq ft / 14.8 sq m
 Total = 1589 sq ft / 147.4 sq m

For identification only - Not to scale

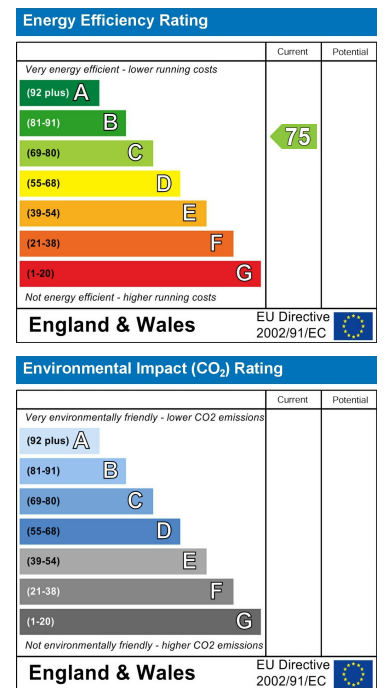


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkocom 2024. Produced for Kingsley Pike. REF: 1122400

Area Map



Energy Efficiency Graph



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