



Britannia Drive, Calne SN11 8GH

welcome to

Britannia Drive, Calne

Stunning Modern four DOUBLE bedroom detached home, located in an exclusive development of just TWELVE homes. Built in 2018 to a high specification by a well reputed local builder, with a variety of features that included underfloor heating. Stunning landscaped Garden and plentiful parking.

Entrance Hall

Entering through the front door into the oak floored entrance hall this beautiful entrance has stairs to the first floor with an oak bannister and cupboard as well as additional shelving underneath.

Cloakroom

The convenient cloakroom comprises of a wc, wash hand basin with splash back tiles and an extractor fan.

Lounge

14' 6" x 13' 7" (4.42m x 4.14m)

The spacious lounge has a beautiful panel feature wall and has a light feel with a double glazed bay window to the front and side. There is plenty of space for furniture and there is also two tv points and underfloor heating.

Kitchen/ Diner

23' 7" max x 8' 3" max (7.19m max x 2.51m max)

The bright kitchen/ diner is ideal for family living with space for a dining table and double glazed window looking into the garden above the one and a half bowl sink with drainer. There are both wall and base units with plinth lighting fitted by the reputable Howdens. Integrated appliances include a dishwasher, fridge/ freezer, wine cooler and double oven. The gas hob is accompanied by a splashback and stainless steel cooker hood.

Double glazed French doors lead out to the rear garden patio besides the dining area with a tv point.

Utility Room

10' x 4' 8" (3.05m x 1.42m)

The convenient utility room comprises of units with a sink and drainer with plumbing for a washing machine as well as housing the boiler. A double glazed window looks to the rear.

Landing

The landing has an airing cupboard and access to the loft. There is also a double glazed window to the front with a remote controlled blind and a radiator.

Bedroom One

9' 11" x 9' 7" (3.02m x 2.92m)

The master bedroom has plenty of space for a kingsize bed with a built in wardrobe next to the access to the en suite and a double glazed front window.

En Suite

The partially tiled master en suite has a wc, double shower cubicle, wash hand basin with vanity unit and additional extractor fan, shaver point and chrome towel rail. The obscured window is double glazed.

Bedroom Two

12' 10" x 8' 5" (3.91m x 2.57m)

The second bedroom is of a great size with fitted wardrobes and has a radiator below the double glazed rear window.

Bedroom Three

12' 11" x 8' 6" (3.94m x 2.59m)

Bedroom three remains spacious with room for a double bed whilst the room also includes two double glazed windows and radiator.

Bedroom Four

9' 7" x 8' 11" (2.92m x 2.72m)

The fourth bedroom has a double glazed window which overlooks the front garden and has a radiator.

Rear Garden

The immaculately well maintained garden has a secure surrounding fence with a social patio leading to platform decking with space for a hot tub. Decking leads to the front of the property with a shed. The astro-turf space below the patio. Practicalities have been thought of in the garden with a tap and electric sockets.

Study

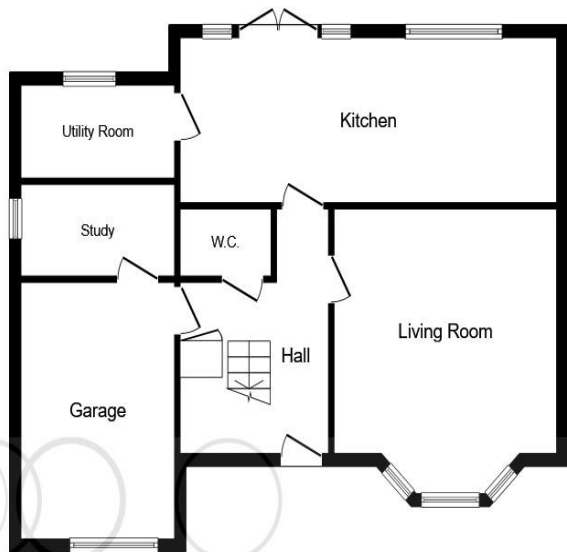
The study has many benefits with air-con and a double glazed side window.

Garage

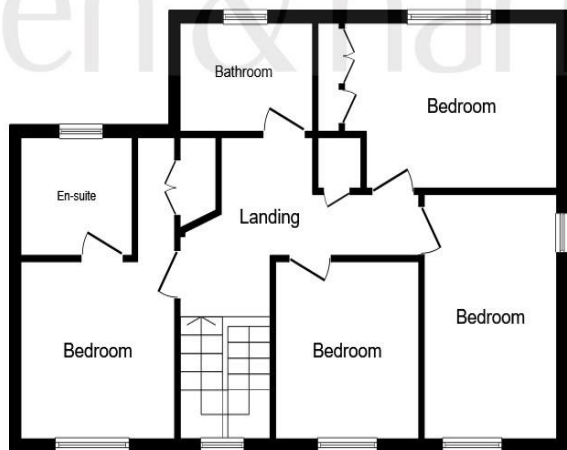
The garage can be accessed from both the hallway in the home and electric garage door to the front, the inside has both power and lighting.

Driveway

The driveway has parking for multiple cars.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to
Britannia Drive,
Calne

- DETACHED
- EN-SUITE TO THE MASTER
- GARAGE
- OFFICE
- DRIVE WAY

Tenure: Freehold EPC Rating: B

offers in excess of

£550,000



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