



**Britannia Drive, Calne SN11 8GH**

**welcome to**

## **Britannia Drive, Calne**

In an exclusive cul de sac location, this exquisite three bedroom semi detached home must be seen! There is a high specification kitchen / diner, spacious living room, en suite to the master bedroom, and family bathroom, plus GARAGE & DRIVEWAY PARKING. Book your viewing today!

### **Entrance Hall**

Spacious entrance hall open plan to the living room. Door to cloakroom, storage cupboard, and under floor heating.

### **Cloakroom**

Obscure window to the front, WC and vanity wash hand basin, part tiling, and under floor heating.

### **Living Room**

19' 7" max x 16' 5" max ( 5.97m max x 5.00m max )  
Beautiful light and airy living room with window to the front and French doors to the garden. Stairs to the first floor with convenient understairs cupboard. Under floor heating following from the hallway.

### **Kitchen / Diner**

19' 3" x 9' 6" ( 5.87m x 2.90m )  
High specification Howdens kitchen offering plenty of storage in the wall and base cupboards, plus Island which can be conveniently moved anywhere in the kitchen. There is plenty of natural light flooding in from the front window, and rear door giving access to the garden, and there is a feature full length window looking into the living room. The kitchen boasts double oven and gas hob with glass splashback, and there is an integrated fridge freezer and washing machine, stainless steel sink and drainer, kickspace lighting, and underfloor heating.

### **Landing**

Fantastic feature window overlooking the garden, double doors leading to the airing cupboard, storage cupboard, and loft access with a light and partial boarding.

### **Bedroom One**

13' 2" max x 11' 2" max ( 4.01m max x 3.40m max )  
Large window to the front, and a radiator.

### **En Suite**

Obscure window to the front, WC and vanity wash hand basin. Double shower cubicle with Rainfall shower and handheld shower, chrome heated towel rail, and tiled floor.

### **Bedroom Two**

11' 2" max x 9' ( 3.40m max x 2.74m )  
Window to the front, ample mirrored wardrobes, and a radiator.

### **Bedroom Three**

9' 6" x 7' 2" ( 2.90m x 2.18m )  
Window to the rear, and a radiator.





### **Bathroom**

Obscure window to the side, WC and wash hand basin, bath with central tap and shower over, Chrome heated towel rail, and inset spotlights.

### **Front Garden**

Mature front garden offering an abundance of flowers and shrubs, and a path leading to the open front brick porch.

### **Rear Garden**

Well maintained, low maintenance rear garden, with gated side access to the driveway. Fully enclosed by a stone wall, and offering a good degree of privacy. Raised flower beds, and abundance of trees, shrubs and flowers, patio area, and lawn.

### **Garage**

21' 1" x 9' 9" ( 6.43m x 2.97m )

Larger than average garage with power and light, overhead storage, and up and over door,

### **Parking**

Paved driveway parking in front of the garage for a couple of cars.



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## Britannia Drive, Calne

- BEAUTIFULLY PRESENTED THREE BEDROOM HOME
- Exclusive development of only 12 houses
- Sought after cul de sac location
- High specification kitchen / diner
- GARAGE & PARKING

Tenure: Freehold EPC Rating: B

**£375,000**



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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