





welcome to

Spitfire Road, Calne

Formerly the show home on this popular Barratt development, this stylish four bedroom family home with low maintenance rear garden, must be viewed to be appreciated, The accommodation is spacious and well-presented throughout, and further benefits from garage, parking & EV charger point.













Entrance Hall

Door to the front of the property, tiled floor, radiator, and stairs to the first floor.

Cloakroom

Obscured window to front aspect, WC and wash hand basin with tiled splashback, and tiled floor.

Kitchen/Breakfast Room

14' max x 8' max (4.27m max x 2.44m max) Bay window to front aspect, wall and base units with granite work surfaces over, and matching upstands. Integrated fridge freezer, electric oven and gas hob, inset spotlights, integrated dishwasher and washing machine. Tiled floor, radiator, stainless steel double bowl sink, and granite drainer.

Lounge

21' max x 15' max (6.40m max x 4.57m max) Walk in Bay window, with French doors to the garden, two radiators, and understairs cupboard.

Landing

Double airing cupboard, stairs to the second floor.

Bedroom Two

12' max x 8' max (3.66m max x 2.44m max) Window to rear aspect, double wardrobe, radiator.

Bedroom Three

10' max x 8' max (3.05m max x 2.44m max)
Window to front aspect, double wardrobe, radiator.

Bedroom Four

9' max x 6' max (2.74m max x 1.83m max) Window to rear aspect, radiator.

Bathroom

Obscured window to front aspect, bath with mixer taps, WC and wash hand basin, part tiled, vinyl floor, inset spotlights, radiator.

Top Landing

With large storage cupboard.

Bedroom One

23' $\max x$ 11' $\max (7.01 \text{m max x} 3.35 \text{m max})$ Two skylights to rear aspect, two radiators, built in wardrobes.

En Suite

Obscured window to front aspect, double shower, WC and wash hand basin, part tiled, vinyl floor, shaving point.

Rear Garden

Slate patio, astro turf, electric for the hot tub. Gated access to the driveway and garage.

Garage

Garage with EV charging point.

Parking

Driveway for two or three cars.





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Spitfire Road, Calne

- Large living room, and kitchen / breakfast room
- Garage with EV charging point
- Top floor master bedroom, with en suite
- Three further bedrooms & Family bathroom
- Low maintenance rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: D

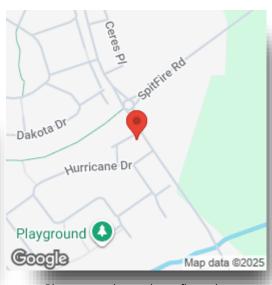
offers in excess of

£325,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CLN109587 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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