



📍 9 Britannia Drive, Calne, SN11 8GH

🏠 £475,000

Superbly positioned in the corner of a small, executive cul-de-sac, is this modern four bedroom detached family home, offering high-quality, spacious and flexible accommodation, perfect for modern contemporary living,

- Modern Four Bedroom Detached Family Home
- Small, Executive Cul-De-Sac
- High-Specification
- Large Kitchen / Dining / Family Area
- WC & Utility Room
- Family Bathroom & Superb En-Suite Shower Room
- Fully Landscaped Gardens with Summerhouse
- Large Double Garage & Driveway Parking
- Underfloor Heating on Ground Level
- Remaining NHBC Warranty

🏡 Freehold

🏠 EPC Rating B



Britannia Drive is a small, executive cul-de-sac of only 12 houses, situated within walking distance of the town centre and local amenities, in the popular town of Calne. The property itself is superbly positioned in the corner, and offers spacious and flexible living arrangements, with high-quality accommodation, making it the perfect home for modern, contemporary living.

The accommodation is arranged over two levels, and briefly comprises; entrance hall, cloakroom, dual-aspect sitting room, exceptional open-plan kitchen / dining / family area, which provides the perfect space for families / hosting, and finally, utility room, to the ground floor. On the first floor are the four bedrooms, including the principal bedroom stunning en-suite shower room and fitted wardrobes. and the family bathroom.

Externally the property benefits from extensively landscaped gardens to the side and rear, including a beautifully designed seating area, and summerhouse. There is also a large double garage, and off-road driveway parking.

Additional benefits include underfloor heating on the ground level, and an energy efficiency rating of a B, which is extremely efficient for a large family home.

#### **Situation**

Calne provides a comprehensive range of amenities including a choice of shops and supermarkets, public library, churches and schooling for all age groups. Calne is an expanding North Wiltshire town within easy travelling distance of nearby larger centres which include Chippenham (6 miles) and Swindon (18 miles). Junctions 16 and 17 of the M4 Motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington. For those with recreational interests there are golf courses at North Wilts and Bowood, riding at Hampsley Hollow and fishing and walks at Blackland Lakes. There are also the archaeological sites of Avebury Stone Circle, Kennet Long Barrow and Silbury Hill within easy travelling distance.

#### **Property Information**

Tenure; Freehold

Mains Electricity, Gas, Water & Drainage

Gas Fired Central Heating

EPC Rating; B

Council Tax Band: E

Annual Management Charge of £200

Remaining NHBC Warranty





## Britannia Drive, Calne, SN11

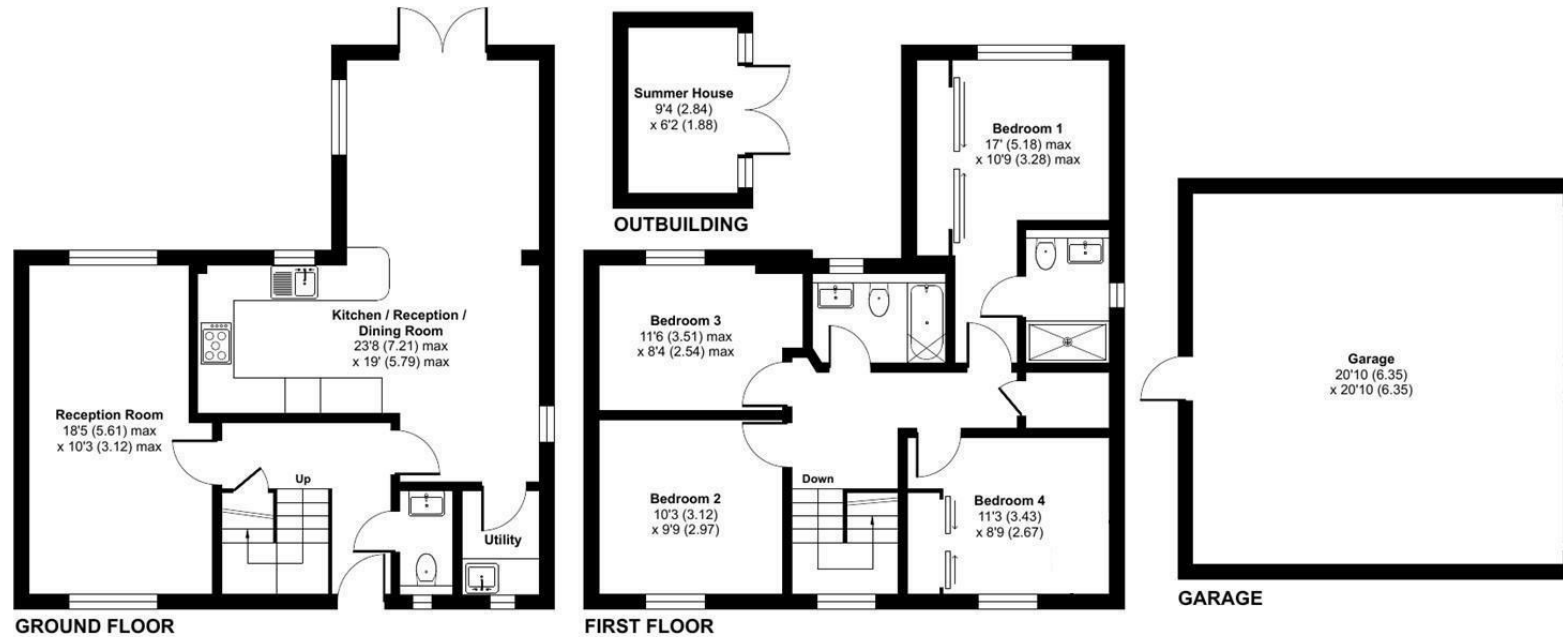
Approximate Area = 1307 sq ft / 121.4 sq m

Garage = 434 sq ft / 40.3 sq m

Outbuilding = 58 sq ft / 5.3 sq m

Total = 1799 sq ft / 167 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). © nichecom 2024. Produced for Strakers. REF: 1090183

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