



**Dakota Drive, Calne**  
**£249,950**



Placed in the desirable Steeple Chase development, is this spacious three bedroom home. Internally on the ground floor, there is an entrance hall, cloakroom, kitchen and a living dining room, with French doors that open out to the rear garden, expanding the living space during the warmer months. On the first floor, there are three bedrooms with two of them being doubles, as well as an upgraded family bathroom. The principle bedroom also benefits from having hanging space, as well as an en-suite. Externally, there is a fully enclosed rear garden with an area laid to patio, as well as parking for two. Gas central heating and double glazing. The home is located with close proximity of schools, shops and open countryside.



## ACCESS & ARAES CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Histor Avebury, Silbury Hill and then onto Marlborough.

## LOCATION

The home is placed just to the north of the centre of Calne on the Steeple Chase residential development. The area is serviced well for shopping, having the new Tesco superstore within easy reach and multiple facilities in Calne centre a gentle walk away. The development has landscaped parks making it very pleasing on the eye.

## THE HOME

Outlined in more detail as follows:

### ENTRANCE HALL

Upon entering the home, you come to a spacious entrance hall, where balustrade stairs rise up to the first floor accommodation and doors

lead through to the cloakroom, kitchen and to the living dining room. Space allows for display furniture. Laminate flooring.

### CLOAKROOM

**4'11 x 2'11 (1.50m x 0.89m)**

Complementing the ground floor accommodation is a cloakroom, which consists of a water closet and a pedestal wash basin. A window with privacy glass opens out over the front of the home. Tiled finishings.

### KITCHEN

**11'5 x 8'7 (3.48m x 2.62m)**

Following on from the entrance hall, you come to the kitchen, which has fitted wall and base cabinets with integrated electric oven and gas hob with extractor hood over. Beneath a window looking out over the front of the home, is a sink and half with drainer. Space and plumbing allow for a fridge freezer as well and a washing machine.

### LIVING DINING ROOM

**15'7 x 13'7 (4.75m x 4.14m)**

With a window and French doors opening out to the rear garden, expanding the living space during the warmer months is the living dining room. The room has been arranged allowing two natural areas for lounging and dining. Space allows for multiple sofas, display furniture,

as well as a dining room table and chairs. A door opens to storage beneath the stairs. Laminate flooring.

### FIRST FLOOR LANDING

From here, doors open to all three of the bedrooms, as well as the family bathroom and an airing cupboard. Here is where the loft hatch is located.

### PRINCIPLE BEDROOM

**12'1 x 9'8 (3.68m x 2.95m)**

An excellent sized bedroom, which currently accommodates a super king size bed, bedside tables as well as further storage furniture. Mirrored sliding doors open to hanging space. A door leads through to an en-suite and a window opens out over the front of the home. Carpeted flooring.

### EN-SUITE

**5'11 x 5'2 (1.80m x 1.57m)**

Complementing the principle bedroom, is a white suite en-suite, consisting of a shower cubical, pedestal wash basin and a water closet. A window with privacy glass opens out over the front of the home. Tiled finishings and heated towel rail.

### BEDROOM TWO

**9'6 x 8'9 (2.90m x 2.67m)**

With a window enjoying views out over the rear garden is bedroom two. Space allows for a double bed, bedside tables as well as further bedroom furniture. Carpeted flooring.

### BEDROOM THREE

**8' x 6'1 (2.44m x 1.85m)**

Also with a window looking out over the rear garden is bedroom three, this room can accommodate a single bed and further bedroom furniture. This room would also make a great home office. Carpeted flooring.

### FAMILY BATHROOM

**6'5 x 6'2 (1.96m x 1.88m)**

Upgraded in recent times, is this modern white suite family bathroom. The suite consists of a panel closed bath with dual head shower and screen, pedestal wash basin and a water closet. Tiled finishings.

### EXTERNAL

Outlined in more detail as follows:

#### FRONTAGE

The frontage of the home has been designed for the ease of maintenance, laid with pebbles, ideal for pot planting.

#### REAR GARDEN

The rear garden has been landscaped, southerly exposed and fully enclosed with a gate allowing rear access. Adjacent from the living dining room is an area laid to patio, ideal for lounging and dining furniture during the warmer months. The rest of the garden is laid to lawn with a path leading down to the bottom of the garden which is laid to shingle, creating an area for bins and a storage shed.

#### PARKING

To the front of the home is parking for two.

#### N.B

There is a maintenance charge which is paid twice a year.



