



Linnet Road, Calne
£307,000



This four double bedroom home is placed North of Calne, close to green spaces, amenities, and open countryside. The home offers an excellent amount of space throughout, with open-plan living space on the ground floor. The home benefits from having an easy-maintenance rear garden, garage and parking. Internally on the ground floor, there is a spacious entrance hall, cloakroom, and an open-plan, living, and dining kitchen. On the first floor, there is a Jack and Jill bathroom and two bedrooms, with one of them having deep-fitted double-door wardrobes. On the second floor, there are two more double bedrooms and a family bathroom. The property has air source heat pump heating and double glazing. N.B We have been advised the gas boiler still remains.



ACCESS & AREAS 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, Historic Avebury, Silbury Hill and then onto Marlborough.

LOCATION

Placed on the desirable Lansdowne Park development with convenient access to local shops, schools, and a gentle walk from the town center. A short trip onto the bypass opens routes towards Chippenham and the M4 westbound or towards Royal Wootton Bassett, Swindon, and the M4 eastbound. South of Calne for routes towards Devizes and Marlborough.

THE HOME

Outlined in more detail as follows:

ENTRANCE HALL

Upon entering the home, you step into a spacious entrance hall, where balustrade stairs rise up to the first-floor landing and a door opens to a cloakroom, and double doors open into the living dining kitchen. Space allows for display or storage of furniture.

CLOAKROOM

Complementing the ground floor accommodation is a cloakroom, consisting of a water closet and wall-hung wash basin. Tiled finishing's.

OPEN PLAN LIVING DINING KITCHEN

Following on from the entrance hall, you come to an impressive-sized, open plan, living, dining kitchen. The room has been arranged allowing natural areas for lounging and cooking. Outlined in more detail as follows:

LIVING AREA

12'2 x 12'1 (3.71m x 3.68m)

With a window opening out over the front of the home, is the living area. Space allows for multiple sofas and display furniture.

DINING KITCHEN

20' x 8'9 (6.10m x 2.67m)

With French doors opening out to the rear garden, expanding the living space during the warmer months is the dining kitchen area. This section of the room can accommodate a generous sized dining room table, chairs and display furniture. The kitchen has been fitted with a range of wall and base cabinets, with an integrated electric oven and gas hob with extractor hood over. Space and plumbing allow for a fridge freezer, washing machine, tumble dryer and a dishwasher. Beneath a window, enjoying views out over the rear garden is a sink with drainer. Tiled finishing's.

FIRST FLOOR LANDING

A balustrade landing, where doors open to two of the four bedrooms and the Jack & Jill bathroom. Space allows for display or storage furniture, and a window opens out over the front of the home. Balustrade stairs rise up to the second floor accommodation.

MASTER BEDROOM

12'5 x 11'11 (3.78m x 3.63m)

With a window looking out over the rear garden of the home, is the main bedroom. Space allows for a king-size bed, bedside tables, and a range of further furniture. The room benefits from having double door fitted wardrobes. A further door opens to a Jack & Jill en-suite.

JACK & JILL EN-SUITE

Complementing the first floor bedrooms and the main bedroom is this shower room. The white suite consists of a water closet, a pedestal wash basin, and a shower cubical. A window with privacy glass opens out over the rear of the home. Tiled finishing's.

BEDROOM FOUR

12'5 x 8'2 (3.78m x 2.49m)

With a window looking out over the front of the home, is bedroom four. This room can accommodate a double bed, bedside table and a range of further furniture.

SECOND FLOOR LANDING

A balustrade landing, where doors open to two of the four bedrooms and the family bathroom.

BEDROOM TWO

16'8 x 10'8 (5.08m x 3.25m)

With two windows opening out over the front of the home, is bedroom two. This room can accommodate a king-size bed, bedside tables and a wide range of further bedroom furniture.

BEDROOM THREE

11'2 x 10' (3.40m x 3.05m)

Bedroom three can accommodate a double bed, bedside tables and a range of further furniture. A window opens out over the rear garden of the home.

FAMILY BATHROOM

This white suite consists of a panel-enclosed bath, a pedestal wash basin, and a water closet. Space allows for display furniture. A window with privacy glass opens out over the rear of the home. Tiled finishing's.

EXTERNAL

Outlined in more detail as follows:

FRONTAGE

To the front of the home are flower beds, ideal for flowering plants and shrubs.

REAR GARDEN

Designed for ease of maintenance, is a fully enclosed rear garden. Adjacent to the dining kitchen is a patio, ideal for lounging or dining furniture during the warmer months. The rest of the garden is laid with artificial grass with raised flower beds to the borders. A gate allows rear access to the garage and parking.

GARAGE

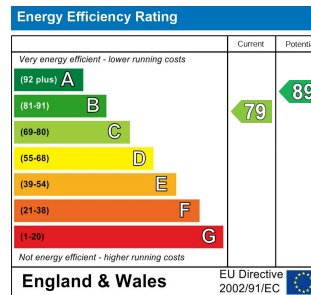
Accessed via an up and over door.

PARKING

to the front of the garage, there is parking for one.







Directions: For exact locaiton and details on how to view please contact Butfield Breach on 01249 821110

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