



Dew Way, Calne
Offers Invited £415,000



IMMACULATE CONDITION! This four-bedroom, detached home is placed on the desirable Weston Meadows development, built in recent years by David Wilson. Internally on the ground floor, is an entrance hall, cloakroom, spacious living room with a bay window overlooking the front of the home, as well as an impressive-sized dining kitchen which is ideal for those who like to dine and entertain. On the first floor, there are three bedrooms, two of which are excellent sized double and one of them benefitting from having an en-suite. There is also a family bathroom. On the second floor is a dual-aspect principal bedroom, complemented by an en-suite. Externally, there is an easy maintenance rear garden, garage, and driveway. The home is situated on the doorstep of beautiful countryside walks, bus links, and further amenities.



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

The home is well placed for local facilities and commuting. A short walk away is the large Tesco Superstore. Also countryside which offers idyllic walks. The 55 bus operates on average every 20 minutes during the day and has a good evening service. This bus connects the Chippenham and Swindon rail stations. It takes in Calne, Royal Wootton Bassett, Lyneham, and the villages in between.

THE HOME

Outlined in more detail as follows:

ENTRANCE HALL

Upon entering the home via a glazed door, you come to a welcoming entrance hall, where balustrade stairs rise up to the first-floor accommodation and doors lead through to the living room, cloakroom, and to the dining kitchen. A further door opens to a storage cupboard beneath the stairs. Laminate flooring.

LIVING ROOM

16'2 x 10'10 (4.93m x 3.30m)

With a bay window enjoying views out over the front of the home, is the living room. Space allows for multiple sofas as well as display furniture. Carpeted flooring.

CLOAKROOM

5'5 x 3'2 (1.65m x 0.97m)

With a window looking out over the side, complementing the ground floor accommodation is the cloakroom. It consists of a water closet and a pedestal wash basin. Tiled finishings.

DINING KITCHEN

18'4 x 12'1 (5.59m x 3.68m)

Following on from the entrance hall you come to an impressive sized dining kitchen. The room has been arranged allowing natural areas for dining and cooking, making this a wonderful space for those who like to dine and entertain. laminate flooring. Outlined in more detail as follows:

DINING AREA

This section of the room allows for a generous size dining room table, lounging furniture, as well as display furniture. French doors open out

to the rear garden expanding the living space during the warmer months.

KITCHEN

The kitchen has been fitted with a range of wall and base high gloss cabinets. Inset to the work surfaces is a sink with a drainer. Integrated into the kitchen are a fridge freezer, washer dryer, dishwasher, mid-height double oven, and a six-ring gas hob with extractor hood over. Tiled finishings. A window opens out over the rear garden of the home and space allows for an island as well as display furniture.

FIRST FLOOR LANDING

A balustrade landing where doors open to three of the four bedrooms as well as the family bathroom. Balustrade stairs rise up to the second-floor principal bedroom. A window looks out over the side of the home, filling the landing with natural light.

BEDROOM TWO

14'7 x 10'11 (4.45m x 3.33m)

With a window enjoying views out over the front of the home is bedroom two. This room is of an excellent size and can accommodate a king-size bed, bedside tables, and further bedroom furniture. A door opens to an en-suite.

EN-SUITE

7'4 x 4'5 (2.24m x 1.35m)

Complementing bedroom two is a white suite shower room. The suite consists of a pedestal wash basin, a water closet, and a shower cubical. Tiled finishings and heated towel rail.

BEDROOM THREE

12'1 x 7'2 (3.68m x 2.18m)

With a window opening out over the rear garden is bedroom three. This room allows for a double bed, bedside tables as well as further bedroom furniture.

BEDROOM FOUR

12'1 x 12'5 max (3.68m x 3.78m max)

Also with a window opening out over the rear garden is bedroom four. This room allows for a single bed and further bedroom furniture. This room would also make a great home office.

FAMILY BATHROOM

7'3 x 5'7 (2.21m x 1.70m)

The family bathroom consists of a water closet, a pedestal wash basin, and a panel-enclosed bath with a shower over. A window with privacy glass opens out over the front of the home. Heated towel rail and tiled finishings.

SECOND FLOOR LANDING

A balustrade landing where a door opens to the principal suite and to a large storage cupboard. A window looks out over the side of the home.

PRINCIPAL BEDROOM

21'6 x 11'3 (6.55m x 3.43m)

Full of natural light from having a Dorma window opening out over the front of the home and a Velux window to the rear, is the principal bedroom. The room is of a fantastic size, allowing for a super king-size bed, bedside tables, and further bedroom furniture. A door leads through to an en-suite.

EN-SUITE

6'11 x 6'8 (2.11m x 2.03m)

Complementing the principal bedroom is an en-suite, consisting of a shower cubical, water closet, and a pedestal wash basin. Heated towel rail and tiled finishings. A Velux-style window opens out over the rear garden of the home.

EXTERNAL

Outlined in more detail:

FRONTAGE

The front of the home has been designed for ease of maintenance. Laid with polar white pebbles and is ideal for pot planting. A path leads to the entrance.

REAR GARDEN

The rear garden has been landscaped with the ease of maintenance in mind. Adjacent to the dining kitchen, you come to a generous-sized patio, ideal for lounging and dining furniture during the warmer months. The remaining garden has been laid to gravel, with flower beds to the borders planted with an array of shrubs, bushes, and flowering plants. A gate allows access to the driveway.

GARAGE

Placed to the side of the home, accessed via an up-and-over door is the garage. Fitted with power and light.

DRIVEWAY

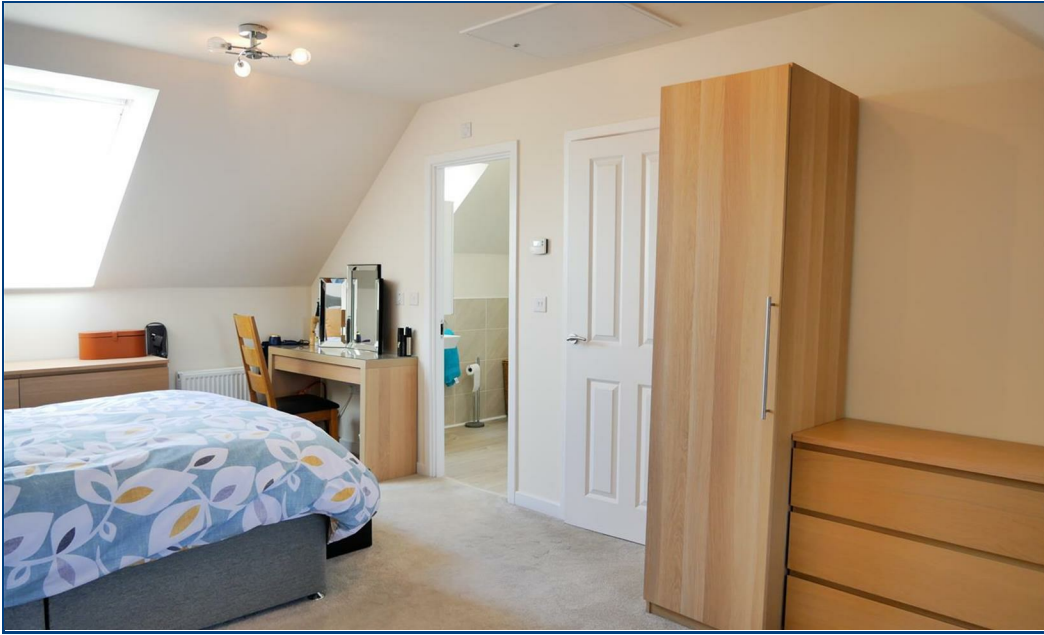
To the front of the garage is a driveway allowing parking for two.

N.B

Please note that each home in this development contributes to the upkeep of the common areas.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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