



**Salmons Leap, Calne**  
**£510,000**





A double fronted detached home which has a wonderful living dining kitchen, a double garage and a gated drive for multiple vehicles. There are four double bedrooms with the master having extensive wardrobes and a quality fitted en-suite. There is a quality four piece bathroom also. The ground floor offers a formal hall, guest cloakroom, study/office, dining family room, living room, conservatory and the 22ft 6 x 18ft 6 (6.86m x 5.64m) living dining kitchen. The home offers over 2,000 sq ft (185 sq m) of accommodation. There is a landscaped rear enclosed garden. The home has gas central heating and the double glazing and exterior doors have been replaced in recent times. The home is placed in Lansdowne Park and in a section of detached homes with areas of parkland close by. Local facilities and countryside are a gentle walk away.





## LOCATION

The home is placed on a residential estate to the north of Calne centre. Within walking distance is a local primary school, medical centres, a pharmacy, leisure centre and a Tesco Express supermarket. The facilities of Calne centre and the new Tesco Superstore are also within easy reach and a flat walk away.

## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. There are 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. South takes you to Devizes then onto Salisbury and routes to the coast.

## THE HOME

An outline of the home in a little more detail is as follows;

## FORMAL HALL

A balustrade staircase rises up to the first floor landing. Under stairs store cupboard. Double doors open to the living room and doors open to the study office, guest cloakroom, family/dining room and the living dining kitchen. There is room for display furniture. Window to the front and a door with privacy glass. There is room for display furniture.

## GUEST CLOAKROOM

**5'3 x 4'2 (1.60m x 1.27m)**

The suite offers a vanity cabinet with an inset basin and a water closet with concealed cistern. Stainless steel towel rail radiator. Window with privacy glass. Extractor fan.

## STUDY/OFFICE

**13'2 x 7'7 (4.01m x 2.31m)**

Sash style windows look out over the front. The room can happily accommodate a number of desks and further items of furniture to complement.

## DINING/FAMILY ROOM

**12'7 x 10'7 (3.84m x 3.23m)**

A multifunctional room that can be used for formal dining or as an extra living room. Sash style windows look out over the front.

## LIVING ROOM

**18'6 x 12'9 (5.64m x 3.89m)**

French doors open into the conservatory and windows look to the conservatory also. There is the focal point of a fire surround with coal effect gas fire. Generous in size the room can happily accommodate large items of living room furniture.

## CONSERVATORY

**9'10 x 9'10 (3.00m x 3.00m)**

## LIVING DINING KITCHEN

**22'6 x 18'6 narrowing to 12' (6.86m x 5.64m narrowing to 3.66m)**

The room is arranged to offer natural a dining/living space and culinary areas. Arranged as follows;

## KITCHEN BREAKFAST AREA

There is a selection of fitted wall and floor cabinets with woodblock work surfaces. Inset double oven and inset induction hob with contemporary stainless steel hood over. Inset one half sink and drainer with mixer tap. Integrated dishwasher. To one corner is a utility area with wall and floor cabinets. inset stainless steel sink, woodblock worktop, room for a washing machine and a dryer. A peninsular unit is ideal for barstools. The room also offers space for a large American-style fridge freezer if required and a breakfast table. Water softener. A stable style glazed door opens out to the side drive.

## LIVING DINING AREA

Glazed French doors open out onto the rear garden- expanding living space in fine weather. Two windows look onto the garden also. There is room for a large dining table, chairs, dresser and other items of furniture including a sofa for example. Deep store cupboard.

## FIRST FLOOR LANDING

A balustraded landing which is spacious and offers room for display furniture. Access to the loft. Doors open to the bedrooms and to the main four piece bathroom. Airing cupboard with hot water cylinder.

## MASTER BEDROOM OPEN LOBBY

The bedroom lobby offers room for chest of drawers if required and there is a wide opening to the bedroom.

## MASTER BEDROOM

**16'9 x 12'9 including wardrobes (5.11m x 3.89m including wardrobes)**

A dual aspect room with a sash style window to the front and a window to the side. There is a six door built-in full height wardrobe. There is room for a super king-size bed, sofa and further items of furniture. access to the en-suite.

## MASTER EN-SUITE

**9'6 x 4'3 (2.90m x 1.30m)**

A double walk in shower with rain head shower. Vanity cabinets with inset basin, top and water closet with concealed cistern. Stainless steel towel rail radiator.

## BEDROOM TWO

**13'4 x 10'4 (4.06m x 3.15m)**

A window views out over the rear garden. This room can also accommodate a super king-size bed and further items of furniture. Door to the walk-in store/wardrobe

## BEDROOM TWO WARDROBE

**9'4 x 3'3 (2.84m x 0.99m)**

A deep store/wardrobe which is an ideal complement to the bedroom.

## BEDROOM THREE

**12' x 11'9 (3.66m x 3.58m)**

A sash style window offers a view out to the front. This room is generous and offers space for a super king-size bed and extra items of furniture to complement.

## BEDROOM FOUR

**10' x 8'6 (3.05m x 2.59m)**

A sash style window offers a view out over the front. There is room for a double bed and further items of bedroom furniture.

## FOUR PIECE BATHROOM

**9'4 x 7'8 (2.84m x 2.34m)**

The suite offers a corner shower cubicle. There is a panel enclosed bath with mixer taps and shower attachment. Vanity cabinets have an inset basin and top plus a water closet with concealed cistern. Wall light. Window with privacy glass and the extractor fan. Stainless steel towel rail radiator and tile finishes.

## SIDE GATED DRIVE

**32' maximum x 17' narrowing to 16' approximate (9.75m maximum x 5.18m narrowing to 4.88m approximate)**

Double gates give access to the drive. The drive can happily accommodate several vehicles. The drive leads to the garage and there is an opening to the rear garden.

## DOUBLE GARAGE

**17'3 x 16'4 (5.26m x 4.98m)**

Two up and over doors give access to the front and there is a door to the garden. There is power, light and the eaves offers storage.

## REAR LANDSCAPED GARDEN

The garden offers areas of different character. A shingled/gravel area sweeps across the rear of the home and is perfect for outside dining, relaxing and entertaining. There is a generous lawn for recreation

## FRONT & SIDE GARDEN

To the front are small garden areas and a wide storm awning over the front door. To one side of the home is a landscaped garden area and to the other side double gates give access to the side drive.

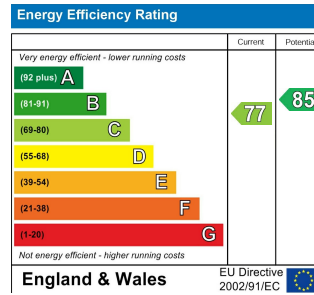












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