



Morgans Road, Calne
Offers In Excess Of £627,000



Situated in a quiet cul-de-sac of only four detached properties, in the well desired Cherhill View development, is this substantial four double bedroom detached home. The home has many qualities, including a large driveway, landscaped garden, under floor heating on the ground floor and a luxury kitchen. Internally on the ground floor, there is a welcoming entrance hall, cloakroom, generous sized living room and an impressive sized open plan living dining kitchen, complemented by a utility room. The first floor consists of a spacious balustrade landing, four double bedrooms, two of which have en-suites and the principal bedroom having fitted wardrobes. There is also a family bathroom. Externally, there is a fantastic sized, landscaped rear garden, integral double garage and an extended driveway allowing parking for ample vehicles. Gas central heating and double glazing.



ACCESS & ARAES CLOSE BY

East along the A4 opens routes toward Historic Avebury, Silbury Hill, Marlborough, and the M4 eastbound. Westbound the A4 goes through Calne, Derry Hill, Chippenham (with train station) M4 westbound, and then onto Bath. North leads you to Lyneham, Royal Wootton Bassett, Swindon, and the M4 eastbound also.

LOCATION

Cherhill View is an excellent modern development that has been built in recent years by Redrow and is part of their 'Heritage Selection'. Filled with excellent quality throughout and is close to scenic walking routes. This home is placed on the south side of Calne with countryside views over the rolling hills of the Cherhill monument and Cherhill White Horse.

THE HOME

Outlined in more detail as follows:

ENTRANCE HALL

Upon entering the home via a glazed composite door, you come to a welcoming entrance hall which is spacious in size, allowing for display and storage furniture. From here, balustrade stairs rise to the first-floor accommodation, and doors open through to the living room, open plan living dining kitchen, cloakroom, and garage. Porcelain tiled flooring and underfloor heating.

CLOAKROOM

8'4 x 5' (2.54m x 1.52m)

From the entrance hall, you come to a large cloakroom, fitted with a wall-hung wash basin and a water closet. Porcelain tiled flooring and underfloor heating.

LIVING ROOM

18' x 11'11 (5.49m x 3.63m)

With a bay window looking out over the front of the home, filling the room with natural light is the living room. Space allows for multiple sofas and a range of display furniture. Carpeted flooring and underfloor heating.

OPEN PLAN LIVING DINING KITCHEN

36'4 x 13' (11.07m x 3.96m)

Following on from the entrance hall, enjoying views out over the rear garden, is a spectacular, open-plan, living dining kitchen. The room has been designed to allow natural areas for cooking, dining, and lounging, making this a wonderful space for those who like to dine and entertain. Patio doors open out to the rear garden. Spotlighting and Porcelain tiled flooring with underfloor heating. Outlined in more detail as follows:

KITCHEN

This luxury kitchen has been fitted with a range of wall and base cabinets, including a full-height larder cabinet. The kitchen also benefits from having upgraded integrated appliances, including a double fridge freezer, double mid-height oven, six ring gas hob with extractor hood over, dishwasher as well as a water softener. Inset to the Quartz work surfaces, beneath a window enjoying views out over the rear garden, is a double sink with a drainer. A door opens through to the utility room.

DINING AREA

This section of the room allows for a large dining room table, chairs as well as display furniture. A door opens to storage beneath the stairs where the router is housed.

LIVING AREA

Space allows for multiple sofas and a range of display furniture. This section of the room could also be used as a children's play area or a home office.

UTILITY ROOM

6'3 x 5'11 (1.91m x 1.80m)

Complementing the kitchen is a utility room. Inset to the Quarts work surfaces is an inset sink. Space and plumbing allow for a washing machine and tumble dryer. A wall-hung cabinet houses the boiler. A glazed door leads out to the side of the home. Porcelain tiled floor and underfloor heating.

FIRST FLOOR LANDING

The balustrade landing is spacious and full of natural light from a large window that looks out over the front of the home. Doors open to all four of the bedrooms, as well as the family bathroom. A further door opens to where the water cylinder is housed. Space allows for display furniture.

PRINCIPAL BEDROOM

14'8 x 12'1 plus dardrobe (4.47m x 3.68m plus dardrobe)

With a beautiful bay window looking out over the front of the home, is the principal bedroom. Space allows for a super king-size bed, bedside tables, and further bedroom furniture. The room benefits from having a bank of fitted wardrobes. Carpeted flooring. A door opens to an en-suite.

EN-SUITE

11'1 x 6'8 (3.38m x 2.03m)

Complimenting the principal bedroom is this luxury en-suite, consisting of a walk-in shower with rainfall shower head, wall-hung wash basin, and a water closet. Chrome heated towel rail, and tiled finishings. A window with privacy glass opens out over the side of the home. Space allows for storage furniture.

BEDROOM TWO

14'6 x 10'5 (4.42m x 3.18m)

With a window enjoying views out over the rear garden, is bedroom two. This room allows for a king-size bed, bedside tables, and a range of further furniture. A door opens to an en-suite. Carpeted flooring.

EN-SUITE

7'6 x 4'11 (2.29m x 1.50m)

A great addition to bedroom two is an en-suite, consisting of a shower cubical, wall-hung wash basin, and a water closet. A window with privacy glass opens out over the rear garden of the home. Tiled finishings, spotlighting and a chrome heated towel rail.

BEDROOM THREE

11'8 x 9'10 (3.56m x 3.00m)

Bedroom three is of an excellent size, allowing for a king-size bed, bedside tables, and further bedroom furniture. A window enjoys views out over the rear garden. Carpeted flooring.

BEDROOM FOUR

12'7 x 8'6 (3.84m x 2.59m)

Also with a window looking out over the rear garden of the home is bedroom four, this room allows for a double bed, bedside tables and further bedroom furniture. Carpeted flooring.

FAMILY BATHROOM

8'5 x 7'6 (2.57m x 2.29m)

Complementing the bedrooms is the family bathroom, which consists of a panel enclosed bath with shower and screen, water closet and a wall-hung wash basin. Chrome heated towel rail and tiled finishings. A window with privacy glass opens out over the front of the home.

EXTERNAL

Outlined in more detail as follows:

LANDSCAPED REAR GARDEN

Adjacent to the open-plan living and dining kitchen, is a well-designed, excellent size rear garden. Patio doors slide open to a large patio, ideal for lounging and dining furniture during the warmer months. Sleepers create a natural divide where a step leads down to the lawned section of the garden. There are raised flower beds to the bottom and side of the garden where climbing plants, shrubs, and maturing trees have been planted

SIDE ACCESS

To either side of the home are gates that allow access to the front of the property.

INTERGRAL DOUBLE GARAGE

17'6 x 17'1 (5.33m x 5.21m)

Accessed via a pedestrian door from the entrance hall or via an up-and-over door from the front of the home. Fitted with power and light.

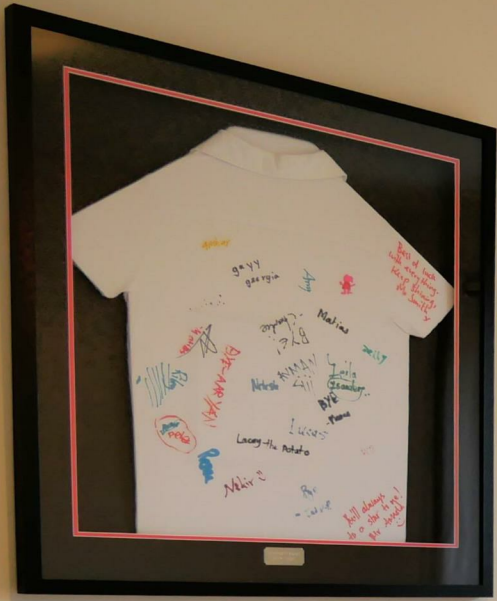
LARGE DRIVEWAY

To the front of the home is an extensive driveway, allowing parking for multiple vehicles. There is also a hedge giving some privacy.

N.B

The property is subject to maintenance fees for the upkeep of the common areas of the development, as well as the cul-de-sac made up of the four detached properties.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B		85	
(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 location and details on how to view please contact Butfield Breach on 01249 821110

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