



Magnolia Rise, Calne
£350,000



Offers Considered £350,000 to £365,000. An extended detached home that offers excellent ground floor living space and quality finishes. The home has three bedrooms, luxury bathroom and en-suite to the master. There is a landscaped garden with southerly and westerly aspects. A brick drive offers multiple-vehicle parking. The home has a lovely entrance hall with a hardwood floor and a guest cloakroom. The living room opens onto a large conservatory which has underfloor heating. A family dining kitchen has quality fitted units and space for a dining table. The home also offers an office/study with hardwood floor and a large utility. Countryside is close by with idyllic walks. The home is placed within easy access of town facilities and the local leisure centre, secondary school and primary school are within walking distance. Gas central heated and double-glazed.



LOCATION

The home is placed on a leafy residential development to the south side of Calne. A gentle walk away are country walks, a leisure centre and the local secondary school. Calne centre has an area steeped in History and recently classed as a Heritage Quarter. There is a Norman Church and close by is the large Merchants Green. Calne centre enjoys a host of facilities. Calne is famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets.

ACCESS & AREAS CLOSE BY

To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury and then onto Marlborough. To the west is Derry Hill/Bowood, Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound. To the south is the market town of Devizes and routes to Salisbury. The No 55 bus connects the train stations of Chippenham and Swindon- taking in all the villages and towns in-between.

ENTRANCE HALL

A pretty hall which has a glazed door that gives a view into the lounge and a door leads into the guest cloakroom. A curving balustrade staircase winds up to the first floor. Oak floor.

GUEST CLOAKROOM

5'6" x 2'6" (1.68 x 0.76)

There is a water closet and a wash bowl set on top of a vanity cabinet. A window to the side has privacy glass and there are tile finishes.

LIVING ROOM

15'3" (4.65)

The room has patio doors that give a view onto the conservatory and there is access into the dining kitchen. The focal point is a bespoke built feature recess with a timber mantle to rest a flat screen television on. Underneath is a further recess to accommodate the complements for television (DVD Player, Sky Box etc.). There are two pelmet wall lights. The room gives space for sofas, chairs and further lounge furniture.

CONSERVATORY

The conservatory has a high vaulted ceiling and a tile floor with electric under floor heating. There are bespoke fitted window seats with concealed storage. Windows give views to three sides and glazed French doors open out onto the patio. This extends the accommodation in fine weather. The conservatory is a room that can be used all year round.

FAMILY DINING KITCHEN

17'10" x 9'0" (5.44 x 2.74)

A fantastic feature of the home is the family dining kitchen. The room has been arranged to give natural dining and kitchen areas separated by a peninsular unit. The floor is tiled and there is a dual aspect with a window to the front and a window looking out over the rear garden. A glazed door opens onto the rear garden also.

The dining area gives space for a dining table, chairs and supporting furniture. A door leads to the office/study.

The kitchen area has a selection of fitted wall and floor cabinets with work surfaces. There is a glass fronted display and under cabinet lighting. There is an integrated electric oven, gas hob and cooker hood. Integrated dish washer and fridge. Inset ceramic sink and drainer. Tile finishes and stainless steel under cabinet finishes also.

STUDY/OFFICE(GUEST)

8'0" x 7'8" (2.44 x 2.34)

The room has a window to the front and a door to the utility. There is space for a desk and other furnishings. The room could fit a single bed or guest sofa bed as an alternative. Oak floor.

UTILTY BOOT ROOM

7'10" x 7'8" (2.39 x 2.34)

A large utility room with a tile floor. There is a glazed stable door to the rear garden as a feature. There are fitted wall and floor cabinets with work surface and an inset stainless steel sink and drainer. There is space for a fridge freezer, washing machine and a dryer. Gas central heating boiler.

FIRST FLOOR LANDING

Doors lead to the bedrooms and the bathroom

MASTER BEDROOM

10'3" x 8'10" plus wardrobes (3.12 x 2.69 plus wardrobes)

A window looks out over the front. There is space for a large double bed and other furnishing. Three sliding doors conceal a double wardrobe an the entrance to the master en-suite.

MASTER EN-SUITE

5'6" x 5'6" (1.68 x 1.68)

The master suite offers luxury. There is a glass shower cubicle with shower to one corner. A large vanity has an inset wash basin and there is a concealed cistern to the water closet. Chrome towel rail radiator and a window with privacy glass. Tile finishes and tile floor.

BEDROOM TWO

11'0" x 7'10" (3.35 x 2.39)

A window looks out over the front and there is a wardrobe to one side. There is space for a double bed and further furnishing.

BEDROOM THREE

9'10" x 7'10" (3.00 x 2.39)

The bedroom has a window looking out over the rear garden. There is space for a double bed and further furniture.

FAMILY BATHROOM

6'6" x 5'6" (1.98 x 1.68)

The bathroom is also finished to a luxury standard. There is a panel enclosed bath with shower and shower screen to one side. A large vanity has an inset wash basin and there is a concealed cistern to the water closet. Chrome towel rail radiator and a window with privacy glass. Tile finishes and tile floor.

EXTERIOR

Arranged in brief as follows;

FRONT BRICK DRIVE

Stretching across the front of the home is a wide brick drive with parking for a number of sizeable vehicles. There is a hedge screen that curves around the drive area. The drive leads to the front door that has a storm porch over it.

SIDE GARDEN & STORAGE

To the side of the home is a shingled garden area with a fence screen and a side access gate. There is a large bike store and a further sizeable timber shed. There is space for discreet bin storage.

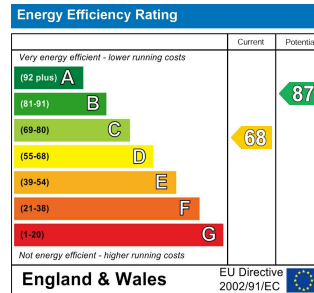
REAR ENCLOSED GARDEN

The garden has been landscaped and offers three distinctive sections. Adjacent to the home is a shaped patio area which is great for outside dining and entertaining. Centrally there is a lawn which has stepping stones that lead to the rear deck. There are flower beds to each side of the lawn which have ornamental plants, shrubs and small trees. At the end of the garden there is a deck with the feature of a small fountain.

THE HOME







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

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