



Lightning Road, Calne
£395,000



A detached home that offers you a gorgeous landscaped garden, four double bedrooms and a 19ft (5.82m) family dining kitchen. The home has double glazing, gas central heating and air conditioning to the two largest bedrooms, living room and the dining kitchen. The ground floor has an entrance hall, guest cloakroom, living room, family dining kitchen and laundry. The first floor offers four bedrooms, bathroom and an en-suite to the master. There is the bonus of a side drive for three vehicles and a 20ft x 10ft 5" (6.10m x 3.18m) garage. The garden features areas to entertain and includes a sunken area that is a perfect retreat or for a hot tub.



LOCATION

Placed in a pretty cul-de-sac on the Rushes residential estate which has been developed in recent years. The home is positioned just to the north east of the centre of Calne. The area is serviced well for shopping having the new Tesco superstore within easy reach and multiple facilities in Calne centre.

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.

THE HOME

Outlined in a little more detail as follows;

ENTRANCE HALL

Doors give access to the living room, guest cloakroom and to the family dining kitchen. Ceramic tile floor and a deep under stair store cupboard.

LIVING ROOM

17'11 x 11'10 (5.46m x 3.61m)

room has the feature of a looking out over the front. There is room for a number of sofas and further items of living room furniture.

FAMILY DINING KITCHEN

19'1 x 14'8 narrowing to 12'3 (5.82m x 4.47m narrowing to 3.73m)

This room offers a selection of quality fitted wall and floor cabinets with work surfaces. There is under cabinet lighting and a window views out over the rear garden. Integrated is a dish washer, electric oven,

gas hob, and a hood over. There is an inset stainless steel one and a half sink and drainer. The room has been organised to offer a space for a large dining table, chairs, sofas and an American style fridge freezer. A perfect environment for entertaining and interaction. French doors open out onto the rear garden and extend the living/entertaining space in fine weather.

LAUNDRY

5' x 2'9 (1.52m x 0.84m)

Double doors from the kitchen open to a laundry cupboard with plumbing for a washing machine.

FIRST FLOOR LANDING

Doors give access to the bedrooms and to the main bathroom.

MASTER BEDROOM

13'7 x 10'2 plus double wardrobe (4.14m x 3.10m plus double wardrobe)

A window offers a view out over the front. The room has a recessed double wardrobe and a further recess that naturally accommodates a further wardrobe. There is room for a large double bed and further furnishing. Access to the en-suite.

MASTER EN-SUITE

The suite offers a generous shower cubicle. wash basin and a water closet. Extractor fan.

BEDROOM TWO

10'10 x 10'6 (3.30m x 3.20m)

A window looks out over the rear landscaped garden. There is room for a large double bed and further furniture.

BEDROOM THREE

10'6 x 7'6 maximum (3.20m x 2.29m maximum)

A window looks out onto the rear garden. There is room for a double bed and further furnishing.

BEDROOM FOUR

8'10 x 7' (2.69m x 2.13m)

This room can also accommodate a double bed. It would also make an ideal study/office.

BATHROOM

The suite offers a panel enclosed bath with mixer taps, shower attachment and screen. Wash basin and a water closet. Window with privacy glass and an extractor fan.

FRONT GARDEN

In front of the home is a small garden area and an attractive storm porch over the front access door.

SIDE DRIVE

Running down the side of the home is a tarmac drive that can comfortably accommodate three vehicles. There is access to the garage and a gate to the rear garden.

GARAGE

20' x 10'5 (6.10m x 3.18m)

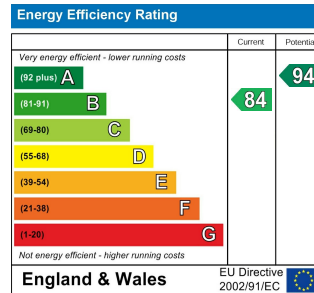
Up and over door access.

REAR LANDSCAPED GARDEN

the garden has been thoughtfully planned to offer areas of different character. Adjacent to the home is a large patio area that is perfect for outside dining and entertaining. A wide path with lawn to either side leads down to the sunken garden. This section is a perfect retreat and offers good privacy- great for a hot tub. Surrounded by sleeper raised beds with mature planting and hedging for further privacy. Behind the garage is a small area that is suitable for hidden storage.







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

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