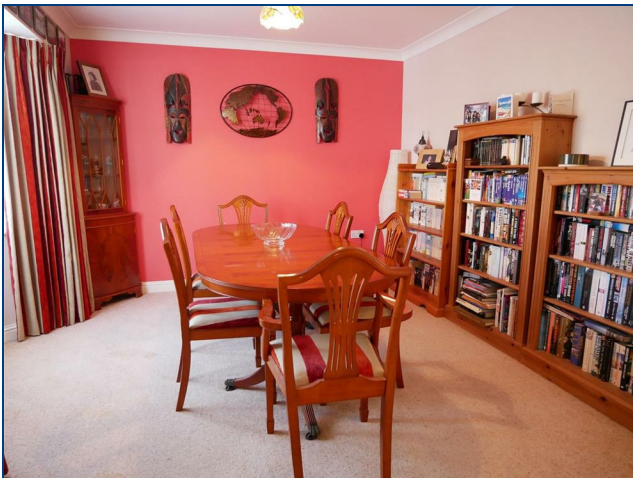




Tench Road, Calne
Offers In Excess Of £475,000



A double fronted detached home with secure gated parking, double garage and a southerly garden. The home has a large living room, separate family/dining room, study, guest cloakroom, utility and a formal hall. There is a wonderful quality fitted family dining kitchen- perfect for entertaining. The first floor gives you four double bedrooms (two with extensive wardrobes), bathroom and an en-suite to the master. A gated drive offers secure parking and leads to the double garage. The garden features a patio with electronically operated canopy, a raised deck for a hot tub and lawn. The home enjoys gas central heating and double glazing.



FORMAL HALL

Double doors open to the living room and dining room. Further doors give access to the dining kitchen and the office/study. Store and coat cupboard. Deep under stairs cupboard. Stairs rise to the first floor.

GUEST CLOAKROOM

6'6 x 3'1 (1.98m x 0.94m)

Tile floor. Wash basin and a water closet. Extractor fan

DUAL ASPECT LIVING ROOM

23'6 x 12'3 to bay (7.16m x 3.73m to bay)

A bay window views out over the front and French doors open out onto the rear patio. The room is impressive in size and can accommodate a number of large sofas and further furniture. Chimney breast.

DINING/FAMILY ROOM

13'3 x 12'9 to bay (4.04m x 3.89m to bay)

A bay window gives a view out over the front. There is room for a large dining table chairs and further items of furniture to complement. This room also makes alternative family/living room.

STUDY/OFFICE

9'4 x 6'10 (2.84m x 2.08m)

A window offers a view out over the rear garden. There is room for a desk plus extra items of furniture to complement.

FAMILY DINING KITCHEN

17'7 x 16'3 maximum measurement (5.36m x 4.95m maximum measurement)

The room is organised to offer a selection of fitted wall and floor cabinets with woodblock work surfaces. Under cabinet feature lighting. The wall cabinets are a larger than average in height. The focal point of the room is a six ring range cooker with double oven and plate warmer. Stainless steel splashback and a contemporary stainless steel cooker hood over. Inset basin and space for a dish washer dishwasher. There is the feature of a large island unit with extrawide worktop to facilitate barstools. There is room for an American-style fridge freezer. A window looks onto the rear garden. French doors open onto the rear patio- extending the living space in fine weather. Door to the utility.

UTILITY ROOM

7'3 x 5'6 (2.21m x 1.68m)

Fitted floor cabinets with inset stainless sink and drainer. Space has been allowed for a dryer and a washing machine. Gas central heating boiler. Glazed door to the side drive.

FIRST FLOOR LANDING

Doors open to the bedrooms and to the main bathroom.

MASTER BEDROOM

14'6 x 12'4 plus wardrobes (4.42m x 3.76m plus wardrobes)

Wardrobes with four large sliding soors stretch across the width of the bedroom. A window looks out over the front. There is room for a super king-size bed and further furniture to support. Door to the en-suite.

MASTER EN-SUITE

10' x 5'3 (3.05m x 1.60m)

Double walk-in shower with both handheld and raindrop showers. Pedestal wash basin and a water closet. Tile finishes, window with privacy glass, shaver point and extractor fan. Tile finishes.

BEDROOM TWO

12'7 x 10'3 (3.84m x 3.12m)

A window looks out to the front. There are built-in wardrobes to one wall (eight door). There is room for a large double bed and further bedroom furniture.

BEDROOM THREE

12'7 x 9'3 (3.84m x 2.82m)

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

BEDROOM FOUR

15' x 9' (4.57m x 2.74m)

The final bedroom is yet another double. Window looks out over the rear garden. There is room for a double bed and further items of bedroom furniture

FAMILY BATHROOM

7'9 x 6'6 (2.36m x 1.98m)

The suite offers a panel enclosed bath with mixer taps

and shower attachment. Pedestal wash basin and a water closet. Window with privacy glass, extractor fan and a shaver point. Tile finishes.

FRONT

Storm porch over the front door and small areas of lawn. Double gates to the side lead to the side drive.

SIDE DRIVE PARKING

A tarmac drive leads to the double garage, gate to the rear garden and door to the utility. The drive can accommodate two vehicles comfortably but could be organised to accommodate up to four.

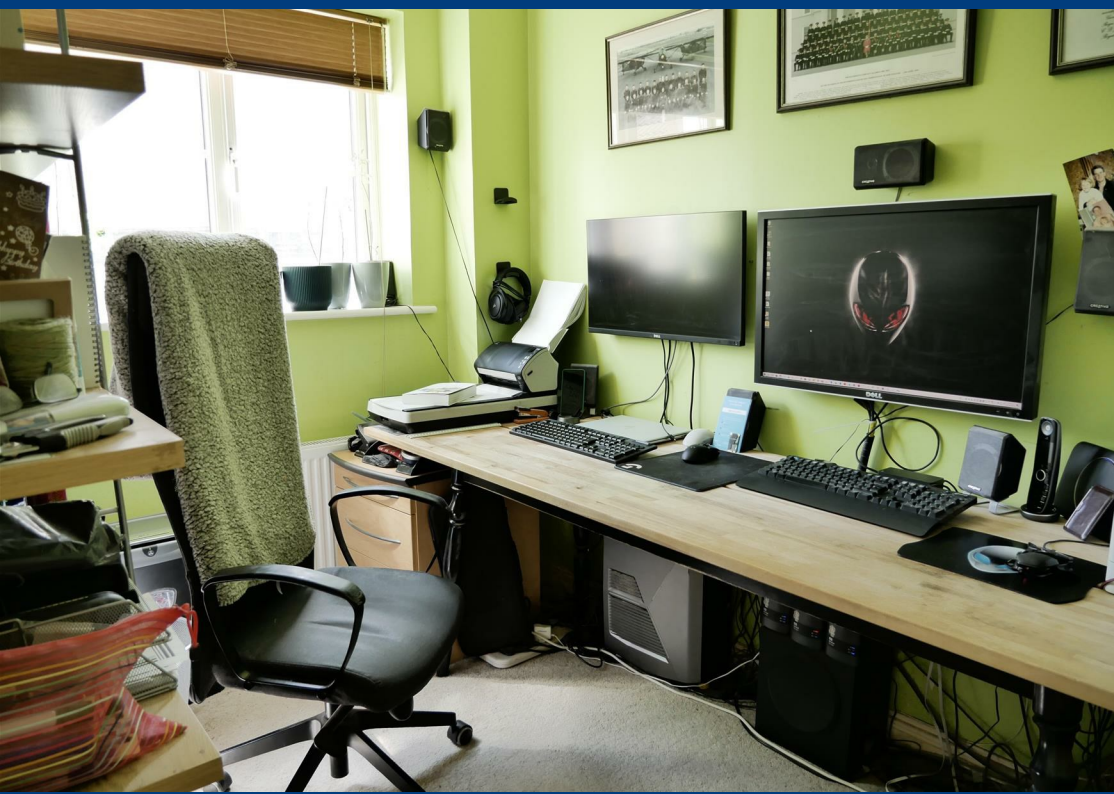
DOUBLE GARAGE

16'6 x 16'6 (5.03m x 5.03m)

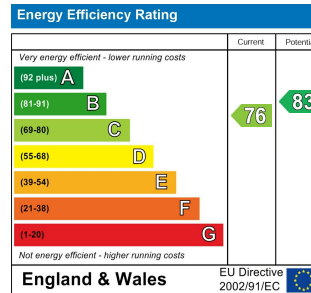
Vehicle access is through two up and over doors. There is a glazed door to the rear garden. Power and light plus the eaves offers storage opportunities.

REAR SOUTHERLY GARDEN

The garden is enclosed and offers areas of good privacy. Across the rear of the home is a generous patio area for outside dining and entertaining. Above the patio is a large electronically operated canopy with spot lighting and heating. There is a raised deck which offers a further area for seating or ideal for a hot tub. The remainder of the garden offers a flat lawn. At the rear of the garage is a further patio area that offers discreet storage possibilities and a place to barbeque.







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

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