



Amberley Close, Calne
Price Guide £390,000



A four bedroom detached home which has been extended to create a large dressing room and en-suite to the already very generous master bedroom. There is a southerly rear garden, a garage and off-road parking. The ground floor features a cloakroom, a study, spacious living room, dining room and kitchen complemented by a utility room. The first floor offers four very generous bedrooms and the family bathroom. Fitted with gas central heating and double glazing throughout.



ACCESS AND 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. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

LOCATION

Within a short walking distance is a local primary school, green spaces, medical centre and a Tesco Express supermarket. The facilities of Calne centre, a leisure centre and the new Tesco Superstore are also within easy reach and a flat walk away.

ENTRANCE HALL

When entering the home there is a large greeting hall with doors leading to the study, cloakroom, living room and kitchen. There is a staircase to the first floor and fitted with wood flooring.

CLOAKROOM

6'0" x 3'2" (1.83 x 0.99)

Placed off the entrance hall, fitted with a water closet and wash basin in a matching design. There is a window to the side that has privacy glass, a heated towel rail, wall tiling and tiled flooring.

STUDY

6'7" x 6'7" (2.03 x 2.03)

Designed as a study but with many other potential uses such as a gym, playroom or another reception. Fitted with oak flooring and a window looking out to the front.

LIVING ROOM

13'1" x 11'8" (4.01 x 3.56)

A generous size which happily allows room for multiple sofas and further wall space for additional furniture. There is a centrally located fireplace which has a marble hearth and surround, a bay window to the front and a door giving access to the dining room. There is also a large storage cupboard which runs beneath the stairs and the room has been fitted with carpet.

DINING ROOM

10'0" x 9'0" (3.05m x 2.74m)

Placed between the kitchen and living room with more than ample space for a moderate dining table and further wall space for display cabinets and additional furniture. Fitted with oak flooring and patio doors that open to the garden.

KITCHEN

12'4" x 9'1" (3.78 x 2.77)

A fitted kitchen with matching wall and floor cabinets. There is a new integrated electric split oven, gas hob and matching extractor hood. A ceramic sink with drainer and space for a low level fridge. Fitted with tiled flooring and a window overlooking the rear garden.

UTILITY ROOM

6'0" x 4'11" (1.83 x 1.52m)

From the kitchen an opening leads to the utility room which has further work surfaces, cabinets and a stainless steel sink with drainer. There is plumbing for a washing machine and space for a tumble dryer. A newly fitted combi boiler is located here. A door leads out to the side drive and fitted with tiled flooring.

FIRST FLOOR LANDING

Providing access to all the first floor accommodation, the loft space and the airing cupboard. Fitted with carpet and a window to the side.

PRINCIPAL BEDROOM

14'4" x 9'6" (4.37 x 2.92)

A superb bedroom which has been extended over the garage to create a dressing room and a large en-suite. The bedroom is expansive and easily allows room for a king-size bed and plenty of additional furniture. Fitted with carpet and a window looking out to the rear.

DRESSING ROOM

10'3" x 7'2" (3.12m x 2.18m)

From the principal bedroom, an archway leads through to a dressing room which has ample space for wardrobes, dressers and additional furniture. Fitted with carpet, a vertical radiator and window to the front. A further door opens to the en suite.

EN SUITE

7 x 5'2" (2.13m x 1.57m)

A fitted suite consisting of a double shower cubicle, water closet and wash basin in a matching style. There is tiled flooring, wall tiling and a window to the rear with privacy glass.

BEDROOM TWO

11' x 10 (3.35m x 3.05m)

Another generous bedroom which will also accommodate a king-size bed with further space for wardrobes and additional furniture. Fitted with carpet and a window to the front.

BEDROOM THREE

13'3" x 8'3" (4.04m x 2.51m)

A spacious third that will hold a double bed with a natural recess for wardrobes and other furniture. Fitted with carpet and a window to the front.

BEDROOM FOUR

9'7" x 8 (2.92m x 2.44m)

The smallest of the four but with dimensions that can accommodate a small double bed or used as a very generous single bedroom. Fitted with carpet and a window to the rear.

FAMILY BATHROOM

7 x 6'8" (2.13m x 2.03m)

Consisting of a water closet, wash basin and p shaped bath with a newly fitted shower over, with dual shower heads. There is a heated towel rail, marble tiled flooring, an extractor fan and window to the side with privacy glass.

EXTERNAL

Outlined in a little more detail;

FRONT AND SIDE GARDENS

There are established shrubs and planting either side of a path that leads to the front door. To the side of the property there is a section of garden laid to lawn with a box hedge border, alongside a path that leads to the rear garden gate. There is also a gate from the driveway where a path leads around the back of the garage and into the garden.

REAR GARDEN

A generous garden which enjoys the sun with its southerly aspect. Laid mainly to lawn with a paved patio section for dining and lounging in the warmer months. There is further space to the rear of the garage that has a good sized shed with power and light, and could be utilised as a garden office or workshop. There is a further seating area to the rear of this shed. Finished with mature shrubs to the borders.

GARAGE

With an up and over door to the front, side access door to the garden and fitted with power and lighting.

DRIVE PARKING

In front of the garage there is drive parking for 1-2 cars.

COUNCIL TAX

Council Tax Band E



