



**Lickhill Road, Calne**  
**Asking Price £325,000**



A three double bedroom semi-detached home, extended in previous times providing great size accommodation throughout. The home is located just a short walk to amenities and the town. Externally the home benefits from a GARAGE, parking, and a good-sized garden.

Accommodation comprises an entrance porch, hallway, living room with open fireplace, dining kitchen, garden room into the guest cloakroom, a fantastic-sized family room, and a utility. To the first floor are three double bedrooms with the master benefitting from a walk-in wardrobe and four-piece en-suite, family bathroom, and study landing with access to the boarded loft space.



## **ENTRANCE PORCH**

A great space for storage of outdoor wear, window to the front, tiled flooring, and radiator.

## **ENTRANCE HALL**

Upon entering the home stairs rise to the first-floor accommodation and doors open to the living room and dining kitchen. Storage under the stairs.

## **LIVING ROOM**

**13'6" x 10'3" (max) (4.13m x 3.14 (max))**

With a bay window opening onto the front garden, the living room can accommodate multiple sofas around an open fire with a tiled inset and wood mantel. There is shelving to the recesses on either side of the chimney and the room is finished with wood flooring.

## **DINING KITCHEN**

**17'11 x 8'7 (5.46m x 2.62m)**

A fitted kitchen with wall and base cabinets, with worktops over integrated into the kitchen is a double sink, gas hob with extractor hood over, and electric oven. Space for a dishwasher finished with tiled flooring and splashback. An opening to the family room, glass-paneled door to the garden room, and hallway.

## **UTILITY ROOM**

**9'11 x 9'6 (3.02m x 2.90m)**

Placed at the front of the home the utility room is a great addition to the home. Fitted with shaker-style units and a Belfast sink, space and plumbing allow for a washing machine and tumble dryer. Finished with tiled flooring.

## **FAMILY ROOM**

**17'10 x 9'8 (5.44m x 2.95m)**

A third reception room ideal for multiple uses, currently used as an informal living space, dining area, and playroom. A door leads through to the utility room.

## **GARDEN ROOM**

**12'6 x 6'1 (3.81m x 1.85m)**

Off from the kitchen, there is the garden room a useful space for storage of outdoor ware and space allows for a fridge and freezer, a UPVC door opens to the garden and a further door opens to the guest cloakroom.

## **CLOAKROOM**

A large guest cloakroom with a water closet and storage space. The boiler is located here along with the water softener.

## **FIRST FLOOR LANDING**

Doors open to all three double bedrooms, and the family bathroom, and there is loft access via a wooden fold-down ladder.

## **MASTER BEDROOM**

**14'4 x 9'9 (4.37m x 2.97m)**

This generous master suite offers an en-suite and walk-in wardrobe. The room can accommodate a bank of wardrobes and a king-size bed along with further furniture.

## **BEDROOM TWO**

**11'8" x 10'0" (3.58m x 3.06m)**

A generous double bedroom that can accommodate further bedroom furniture, a window views over the front of the home, finished with strip wood flooring.

## **BEDROOM THREE**

**10'7" x 8'10" (3.23m x 2.71m)**

A double bedroom provides space for further storage furniture and views over the rear garden, fitted with carpet.

## **FAMILY BATHROOM**

White suite with waster closet and basin. Panel enclosed bath with shower over. Tiled finishings.

## **ATTIC**

Fully boarded and insulated and accessed via a

wooden fold-down ladder. There are three Velux windows with brilliant views over Calne and the countryside beyond and double UPVC windows to the side.

## **EXTERNALS**

Outlined in further detail as follows:

## **REAR GARDEN**

The garden is a great size with areas to relax and entertain, the garden is full of beautiful shrubs and plants while a shingle path leads to the end of the garden where there is an ideal area for cultivation and currently there is also a chicken coop. A bonus to the garden is a summer house.

## **FRONT GARDEN**

Enclosed front garden by a low-level wall and garden gate, a paved path leads to the front door.

## **GARAGE**

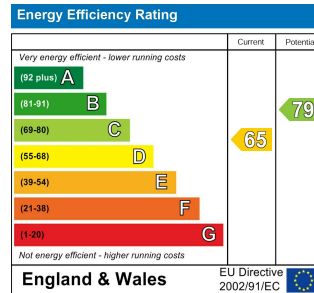
With an up and over door to the front and side pedestrian access to the side the garage is fitted with power and light.

## **PARKING**

Double gates to the rear provides access to parking leading to the garage.







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

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