



**York Road, Calne**  
**£475,000**



A beautifully presented four-bedroom detached home situated on the popular Redrow development. Features include bright open plan accommodation, a GARAGE, a driveway, and a lovely SOUTH EASTERLY FACING GARDEN. Accommodation comprises a bright entrance hallway, cloakroom, living room with bay window, and fantastic open plan living/dining kitchen with the bonus of a utility room. The first floor has an impressive master bedroom with fitted wardrobes and an en-suite bathroom, three double bedrooms, and a family bathroom with a storage cupboard. Outside is a garage, driveway parking for two vehicles, and well-maintained gardens to the front and rear.



## **ENTRANCE HALL**

Upon entering the home you are welcomed by a light and airy space, doors open to the living room, guest cloakroom, and kitchen. Stairs rise to the first floor accommodation and there is an under stairs cupboard, fitted with electrical sockets.

## **GUEST CLOAKROOM**

**5'9" x 4'2" (1.75m x 1.27m)**

With a privacy glass window to the front, the guest water closet also has a pedestal wash basin. Finished with Amtico tiled flooring.

## **LIVING ROOM**

**15'3" x 11'9" (4.65m x 3.58m)**

An excellent size living room with a bay window to the front. The space can easily accommodate multiple sofas and is open to the dining kitchen creating a brilliant flow and social space to the home. Wiring is in place for a wall-mounted surround sound system, and the room is carpeted.

## **LIVING DINING KITCHEN**

**25'1" x 13'7" (7.65m x 4.14m)**

Filled with natural light from multiple windows and French patio doors that open to the rear garden, this space is ideal for those who like to entertain. Organised into sections for lounging, dining and cooking. Space allows sofas and dining room furniture sets as well as other display furniture. Finished with Amtico tiled flooring, recessed spot lighting to the kitchen and living area and pendant lighting to the dining area.

## **THE KITCHEN**

The kitchen is finished to a high quality and consists of a range of matching wall and floor cabinets in a gloss finish with a peninsula that provides storage on both sides. The kitchen boasts an integrated dishwasher, fridge freezer, microwave, and electric oven with gas hob and matching hood, with a good-sized storage cupboard beneath the stairs.

## **UTILITY ROOM**

**6'4" x 5'8" (1.93m x 1.73m)**

Placed directly off the kitchen with a further door leading to the side drive. Fitted with further cabinets, work surfaces, and a stainless steel sink with a drainer. Space has been allocated for a washing machine and a tumble dryer. Finished with Amtico tiled flooring to match the living dining kitchen.

## **FIRST FLOOR LANDING**

Doors open to all four bedrooms and the family bathroom.

## **PRINCIPAL BEDROOM**

**12'3" x 11'8" (3.73m x 3.56m)**

This generously sized bedroom is located at the front of the home and can accommodate a king-size bed with further bedroom furniture. The room benefits from a bank of fitted wardrobes. A door opens into the en-suite.

## **EN-SUITE**

**8'3" x 4'2" (2.51m x 1.27m)**

A modern white suite with a water closet, wall-hung wash basin, and double shower. Tiled finishings and towel radiator.

## **BEDROOM TWO**

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

A good size double bedroom with the benefit of mirror-fronted fitted wardrobes and additional space for further bedroom furniture. Fitted with carpet.

## **BEDROOM THREE**

**11'1" x 9'8" (3.38m x 2.95m)**

Space allows for a double bed and further bedroom furniture, a window views over the rear garden.

## **BEDROOM FOUR**

**9'1" x 7'6" (2.77m x 2.29m)**

A small double or an ideal space for an office that is fitted with carpet and a window looking out to the rear.

## **FAMILY BATHROOM**

**10'10" x 5'8" (max) (3.30m x 1.73m (max))**

A modern fitted bathroom with a privacy glass window to the side and an airing cupboard tucked discreetly in the corner. The bathroom is finished with tiling, a towel radiator and consists of a panel-enclosed bath with a shower over and splash screen, a water closet, and a wall-mounted wash basin in a matching style.

## **GARDEN**

A well-maintained fully enclosed garden that has a south-easterly exposure with planting to raised borders. As well as a patio area to accommodate dining furniture with a further raised deck with an electric socket, towards the rear as an additional area for lounging or dining. The garden is mostly laid to a flat lawn and benefits from a gate that provides access to the driveway.

## **GARAGE**

Accessed via an up-and-over door to the front or a side access door from the garden. Fitted with power and lighting.

## **DRIVEWAY**

To the front of the garage is tandem parking for at least two vehicles off-road. There is also further public on-street parking available close to the property.

## **FRONT GARDEN**

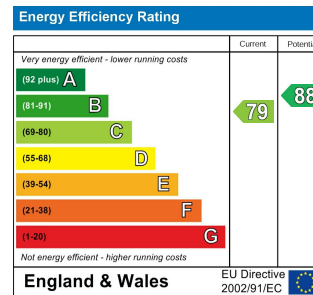
Gentle steps lead to the front door, the front garden is planted with mature shrubs and plants.

## **N.B**

There is an estate maintenance fee for this property.







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

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