



**Wren Court, Calne**  
**£500,000**



MOTIVATED SELLERS WHO HAVE FOUND A PROPERTY THEY WISH TO BUY! Placed to the south of Calne in a small highly sought-after development is this most impressive six-bedroom detached family home. The home offers over 2200 sq/ft of incredibly spacious accommodation which can be versatile to suit a potential buyer's needs. To the first floor are four generous sized double bedrooms, two with en-suites, and completed with a family bathroom. The top floor has two large bedrooms with a jack-and-jill bathroom and walk-in wardrobe. Externally there is a privately enclosed rear garden with countryside views beyond, an integral garage, driveway parking for two vehicles, and a front lawn. The home is offered in excellent condition with quality fittings and finishes throughout. Double Glazing and Gas Central Heating. \*Vendors have an offer accepted on a NO CHAIN property\*



## LOCATION

The property is positioned in a cul-de-sac in the Quemerford area of Calne. Close by are idyllic country walks and the area is well serviced for both primary and secondary schools. The local leisure centre is within walking distance. Quemerford has its own post office and store while Calne is a small market town famous for Wiltshire Ham and the Discovery of Oxygen. There are a number of restaurants, cafes, independent shops and supermarkets.

## ENTRANCE HALL

As you enter through the front door welcoming you in with an instant sense of space, the entrance hall has doors that open to an integral garage, kitchen breakfast, and lounge and is open to a balustrade staircase. Laminate flooring.

## CLOAKROOM

**5'3" x 5'3" (1.60 x 1.60)**

Placed off the main hall and fitted with a water closet and basin in a matching suite. There is quality fitted laminate flooring that matches the hall and a built-in storage cupboard.

## LOUNGE

**20'7" x 11'10" (6.27 x 3.61)**

A spacious lounge accessed by glass-panelled double doors from the entrance hall and the dining room at the rear of the home. The room is full of natural light and space allows for large furniture and sofas. There are fitted carpets. There is a window overlooking the front lawn.

## FORMAL DINING ROOM

**12'10" x 9'5" (3.91 x 2.87)**

With views over the rear garden and the countryside beyond the dining room offers ample space for a large dining table and chairs with further space for display and storage furniture. Patio doors open to the garden extending the living space in the warmer months. A door leads to the kitchen and double doors lead through to the lounge.

## BREAKFAST KITCHEN

**18'7" x 10'7" (max) (5.66 x 3.23 (max))**

A fitted high gloss kitchen with matching wall and base cabinets. There is an integrated fridge freezer, dishwasher, mid-level double oven and fitted microwave. There is space at the end of the kitchen for tables and chairs with patio

doors and views over the rear garden. The kitchen has been finished with laminate flooring and under-cabinet lighting.

## UTILITY ROOM

**7'0" x 5'3" (2.13 x 1.60)**

Placed off the kitchen with a door leading to the side of the home. There is plumbing and space for a washing machine, tumble drier, and a fitted stainless steel sink and drainer.

## FIRST FLOOR

### BEDROOM ONE

**14'10" x 11'10" (4.52 x 3.61)**

The optional master bedroom is placed at the front of the home and is impressive in size with the additional bonus of two built-in wardrobes on either side of the en-suite shower room. Double-glazed window and fitted carpets.

### ENSUITE

**8'11" x 5'4" (2.72 x 1.63)**

A sizeable en-suite with fitted shower cubicle, chrome heated towel rail, water closet and basin. Tile finishings and a window with privacy glass.

### BEDROOM TWO

**11'0" x 10'7" (3.35 x 3.23)**

A spacious double that enjoys country views to the rear of the home. Space for a king-size bed plus bedside tables and other furnishings.

### ENSUITE

**7'3" x 6'1" (2.21 x 1.85)**

With shower cubicle, water closet and wash basin in a matching suite. Fitted carpets, tiling and a double-glazed window to the rear with privacy glass.

### STUDY / BEDROOM THREE

**12'2" x 8'4" (3.71 x 2.54)**

Currently, an office ideal for working from home, the room enjoys views out to the open countryside. Space would allow for a double bed if required.

### BEDROOM FOUR

**19'7" x 8'8" (5.97 x 2.64)**

Built over the garage a large double bedroom. Fitted with carpets, eves storage and a velux styled window plus a double-glazed window to the side.

## FAMILY BATHROOM

**8'7" x 6'2" (2.62 x 1.88)**

A modern fitted bathroom consisting of water closet, wash basin and bath. Tile finishings, spot lighting and a window with privacy glass.

## SECOND FLOOR

### BEDROOM FIVE

**18'7" x 14'11" (5.66 x 4.55)**

Placed on the top floor this room offers exceptional space for bedroom furniture and is currently the owner's preferred choice of master bedroom.

There is a large built-in store cupboard and shares a large en-suite with bedroom six. Fitted carpets and two Velux-style windows.

### BEDROOM SIX

**15'3" x 13'9" (4.65 x 4.19)**

Also, a large bedroom sharing the top floor en-suite. This room benefits from a walk-in wardrobe with hanging rails and shelving. Fitted with matching carpets and two velux-style double-glazed windows.

### EN-SUITE

**7'10" x 6'10" (2.39 x 2.08)**

A "jack n jill" en-suite between bedrooms five and six. Fitted with a corner shower cubicle, wash basin, and water closet. Fitted with spotlighting and vinyl flooring.

## EXTERIOR

### INTEGRAL GARAGE

**17'2" x 8'10" (5.23 x 2.69)**

Accessed via a newly fitted electric roller door or an internal door from the entrance hall. Fitted with power and lighting.

### FRONT GARDEN AND DRIVEWAY

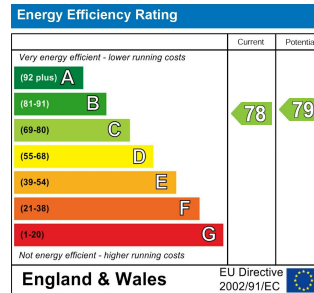
Quality resin driveway allows parking for two vehicles, a path separates a section laid to lawn. Porcelain tiles to the front door and side access to the rear garden.

### REAR GARDEN

An enclosed landscaped garden with a large porcelain patio placed off the dining room this allows space for outdoor entertaining and lounging. There is also a separate patio in the corner for catching the last of the evening sun. With flower beds on the borders. The garden benefits from beautiful county views beyond.







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

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