



Poppy Close, Calne
Guide Price £520,000



An immaculately presented double-fronted detached home enjoying extensive countryside views to the front, a south-facing rear garden and a stunning conservatory. The dual-aspect living room has a fireplace with a log burner. The ground floor also features a large kitchen breakfast room, a formal hall, guest cloakroom, utility and a useful family room/study. The first floor offers four double bedrooms that are complemented by a large family bathroom, plus a dressing room and en suite with the principal bedroom. There is a garage with a room above and drive parking for multiple vehicles. The home has double glazing throughout and gas central heating.



LOCATION

The home is placed on a residential development to the north of Calne centre. Within walking distance is a local primary school, medical centre, pharmacy, leisure centre and a Tesco Express supermarket. The facilities of Calne centre and the new Tesco Superstore are also within easy reach and a flat walk away. The home enjoys views out over countryside.

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. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

ENTRANCE HALL

11'09 x 6'05 (3.58m x 1.96m)

The formal entrance hall is of a good size, including useful space beneath the staircase, and gives access to the living room, guest cloakroom and kitchen. Open balustrade carpeted staircase to the first floor. A window views out to the front. Laminate flooring.

GUEST CLOAKROOM

4'10 x 4'04 (1.47m x 1.32m)

With water closet and hand basin. Tiled flooring.

LIVING ROOM

21'02 x 12 (6.45m x 3.66m)

A lovely bright dual aspect room with a window to the front and patio doors leading to the garden. This room is of a good size allowing space for several sofas and other furniture arranged around a stone fireplace with a working log burner. Engineered wood flooring. Double doors open to the kitchen breakfast room.

KITCHEN BREAKFAST ROOM

20'8 x 11 max (6.30m x 3.35m max)

The expansive L-shaped kitchen breakfast is finished to a high standard. The high-specification 'Magnet' kitchen has been fitted in recent years and comprises matching wall and base cupboards, pan drawers and a double pantry cupboard. There are both laminate and solid wood worktops. A white ceramic one and a half sink with drainer is placed beneath a window that views into the conservatory. There is a breakfast bar incorporated into the design of the worksurface providing seating for four, with cupboard storage beneath. Integrated appliances include a Neff double oven, five ring gas hob and extractor hood. There is space for an American style fridge freezer and dishwasher. A door opens to the utility room, and patio doors open to the conservatory. Tiled flooring.

UTILITY ROOM

9'08 x 5 (2.95m x 1.52m)

This room offers space for appliances, in addition to storage cupboards, a stainless steel sink and a wooden work surface. There is a window facing the front of the property and a side door leading to the driveway. The boiler is housed here. Tiled flooring.

CONSERVATORY

22'09 x 12'04 (6.93m x 3.76m)

A wonderful addition to the home, the large conservatory has a reflective glass roof and windows with fitted blinds. There are two radiators so that the room can be enjoyed all year round. Laminate flooring. Double doors give access to the garden, with a further door to the side garden and an access door into the family room.

FAMILY ROOM

16'08 x 7'08 (5.08m x 2.34m)

This useful room has been created from converting half of the previous double garage. The conversion has been done to a high standard to include insulation and underfloor heating beneath an engineered wood floor. There is hard wiring for internet access and two fold-down desks, making it an ideal room for a home office or gaming room, but could be utilised in many other ways. There are double doors and windows to the front of the property and patio doors to the garden.

FIRST FLOOR LANDING

A roomy landing that gives access to all four of the bedrooms, family bathroom and airing cupboard, where the hot water tank and power shower pump is situated. The loft is also accessed from here, which is partially boarded and has a light and a loft ladder. A header tank is located in the loft, feeding the central heating and hot water system.

PRINCIPAL BEDROOM SUITE

13'11 x 11'02 (4.24m x 3.40m)

This room has space for a kingsize bed as well as other bedroom furniture. A window views out to the rear garden. Limed oak engineered wood flooring. An archway leads through to the dressing room and the ensuite.

DRESSING ROOM

6'11 x 4'11 (2.11m x 1.50m)

With three built-in wardrobes, and space for a dressing table and other furniture. A window looks out to the front of the property towards open fields and the countryside beyond.

ENSUITE

6'11 x 5'01 (2.11m x 1.55m)

The ensuite comprises a water closet and wash basin set within a vanity unit and a corner shower cubicle with a Mira power shower. Tiling to two of the walls, heated towel rail and tiled flooring.

BEDROOM TWO

11'10 x 11'03 (3.61m x 3.43m)

With a window viewing out toward the rear garden, this room allows

space for a double bed, a double wardrobe and further bedroom furniture. Carpeted.

BEDROOM THREE

11'04 x 9'07 (3.45m x 2.92m)

This room has space for a double bed and bedside tables alongside other bedroom furniture. The window looks out to the front of the home.

BEDROOM FOUR

9'05 x 7'05 (2.87m x 2.26m)

A good sized fourth bedroom which could accommodate a double bed if required. A window views out to the rear of the home.

FAMILY BATHROOM

12'03 x 8'03 max (3.73m x 2.51m max)

The bathroom is of a really good size and comprises a P-shaped panel bath with both rainfall and handheld shower heads over, with a glass hinged shower screen. The wash basin has cupboards beneath and the water closet is set within a vanity unit with base and wall cupboards. There is a towel radiator, heated wall mirror with light and porcelain tiling to the wet area walls and the floor. An obscure glass window faces the front of the home and has the added benefit of being a fire escape window.

EXTERNAL

Outlined in more detail as follows

FRONT GARDEN

The front of the home is laid to an attractive pea shingle garden, filled with flowering plants and shrubs. There is a stepped path that leads up to the front door of the home.

SOUTHERLY REAR GARDEN

The beautiful rear garden faces south east and has been landscaped to create areas for relaxation, dining and horticulture. A sunny oasis, there are three seating areas with decorative patio tiling, a central lawned area, a pond and a summer house placed on decking. Through a gated area, there is further space for storage and there are two garden sheds.

GARAGE/WORKSHOP

7'05 x (2.26m x)

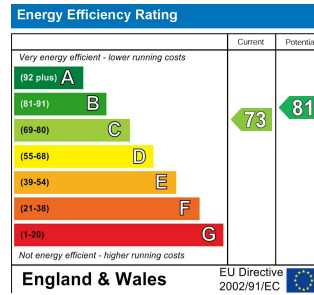
A good sized garage/workshop, with the benefit of stairs rising to a room above, providing an excellent storage space. With power and light.

DRIVE PARKING

The drive, adjacent to the front of the home, provides parking for four cars.







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

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