



**Hastings Drive, Calne**  
**£450,000**





With motivated owners who have found a property they wish to buy, this immaculate detached four bedroom property is located on the edge of the Steeple Chase development, with countryside views to the front of the home. There is an impressive 25' x 12' kitchen dining room that stretches across the rear of the house with patio doors opening to the south-facing garden. Further ground floor accommodation includes a lovely living room with multi-fuel burning stove, formal hall, utility room and spacious guest cloakroom. The four bedrooms are complemented by an ensuite to the principal room and a family bathroom. There is drive parking for two and a garage. Gas central heating and double glazing throughout.



## LOCATION

The home is placed just to the north of the centre of Calne on the Steeple Chase residential development. The area is serviced well for shopping, having the new Tesco superstore within easy reach and multiple facilities in Calne centre a gentle walk away. The development has landscaped parks making it very pleasing to the eye.

## 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

Upon entering the home via a glazed front door you come to a spacious entrance hall, where balustrade stairs rise up to the first floor. Doors open to the guest cloakroom, living room and kitchen dining room. Space allows for display furniture. Finished with wood effect tiled flooring.

## LIVING ROOM

**17'01 x 11'09 (5.21m x 3.58m)**

With a large bay window looking out over the front of the home, this is a generously sized living room. Space allows for multiple sofas and display furniture, arranged around a 'Heta' multi-fuel burner which was recently fitted with HETAS certification.

## GUEST CLOAKROOM

**5'07 x 4'02 (1.70m x 1.27m)**

A great size cloakroom, consisting of a pedestal water closet and wash basin with mirror over. Polished natural stone floor tiles. A window with privacy glass opens out over the front of the home.

## KITCHEN DINING ROOM

**25'01 x 12'04 (7.65m x 3.76m)**

Stretching across the back of the home is this impressive open plan dining kitchen, ideal for those who like to entertain and the modern day family. Patio doors open out to the rear garden, expanding the living space during the warmer months.

Outlined in more detail:

## KITCHEN BREAKFAST AREA

The kitchen is fitted with a range of painted wooden wall and base cabinets with granite work surfaces over and matching granite splashbacks. Integrated to the kitchen is a dishwasher, fridge freezer, electric fan oven, microwave, and induction hob with glass splashback and an extractor over. Beneath a window that enjoys views over the rear garden is an undermount stainless steel sink and half with a drainer. An upper section of granite worksurface creates a breakfast bar, with open shelving under. Highly polished natural stone floor tiles. A door opens to the utility room.

## DINING AREA

This section of the room can accommodate a very generous dining room table, chairs, plus further display furniture. There is a window and patio doors that open to the rear garden. An understairs cupboard provides storage with shelving. Continuation of the polished floor tiles.

## UTILITY ROOM

**6'05 x 5'08 (1.96m x 1.73m)**

Undermount stainless steel sink, with base cupboards and wall shelving. Granite worksurfaces and splashbacks. Space for washing machine. Polished stone floor tiles. Side access door to garden.

## FIRST FLOOR LANDING

A balustrade landing where doors open to all four of the bedrooms and the family bathroom. There is access to the loft here, which is partially boarded. Carpeted.

## PRINCIPAL BEDROOM

The principal bedroom is of an excellent size and benefits from having a bank of built-in wardrobes. Space allows for a king size bed, bedside tables and further bedroom furniture. A door opens to the en-suite and a large window looks out over the front of the home and to countryside beyond, including views of the Cherhill white horse and monument. Fitted with carpet.

## EN SUITE

**8'03 x 4'02 (2.51m x 1.27m)**

Complementing the principal bedroom is an en suite, consisting of a double shower cubicle, wall hung wash basin, and a water closet. A window with privacy glass opens out over the side of the home. Tiled finishes and chrome heated towel rail. Shaver socket.

## BEDROOM TWO

**12'06 x 9'03 (3.81m x 2.82m)**

With a window looking out over the front of the home, bedroom two has the bonus of a bank of fitted wardrobes. The room can accommodate a double bed, bedside tables and further bedroom furniture. Fitted with carpet.

## BEDROOM THREE

**11'01 x 9'09 (3.38m x 2.97m)**

A generously sized third bedroom, where space allows for a double bed, bedside tables and further bedroom furniture. A window views out to the rear garden. Carpeted flooring.

## BEDROOM FOUR

**9 x 7'05 (2.74m x 2.26m)**

A generous single bedroom which can accommodate a small double bed if required. A window looks out over the rear garden of the home. Carpeted.

## FAMILY BATHROOM

**10'10 x 5'08 (3.30m x 1.73m)**

A white suite bathroom, consisting of a panel enclosed bath with shower over and glass shower screen, water closet and wall hung

wash basin. Tiled finishes and chrome heated towel rail. A window with privacy glass opens out over the side of the home. Tiled walls and flooring. The airing cupboard is situated in the bathroom, within which is the hot water tank and shelving above.

## EXTERNAL

Outlined in more detail:

## FRONT GARDEN

The front garden is laid to lawn with a shingle border, creating a great area for pot planting. A paved path leads to the front door with portico.

## SOUTH FACING REAR GARDEN

From the kitchen dining room, you step out to a large patio area laid with timber decking and pergola, installed in recent years. This section of the garden is ideal for lounging and dining furniture. The centre of the garden is laid to lawn and there is a raised decked area at the bottom, providing a further area for relaxation. Planted borders with established shrubs, trees and flowering plants. A side gate gives access to the front of the home and there is further storage opportunity to the other side of the property. Timber garden shed. The garden enjoys being southerly exposed and fully enclosed.

## DRIVE PARKING

To the side of the home, there is tandem parking for two cars on the driveway in front of the garage.

## GARAGE

The single garage is of a good size, with eaves storage, power and light.

## COUNCIL TAX BAND

Council Tax band E

## NOTE

The home is subject to an estate maintenance charge. Contact Butfield Breach for more details.

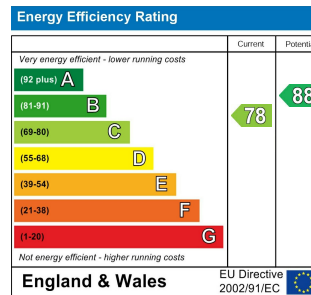












Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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