



Honeysuckle Close, Calne
Asking Price £440,000



An immaculate double fronted detached home with a gorgeous landscaped garden and expansive ground floor living space. The property has four generous bedrooms complemented by a fully tiled bathroom and en-suite. A side drive gives multiple parking and there is a garage. The ground floor has a large dual aspect living room, sizeable vaulted conservatory, hall, and guest cloakroom. A quality fitted breakfast kitchen has a wide opening on to a dining room making it perfect for entertaining. The garden offers a number of large patios and an artificial lawn that is aimed at ease of maintenance, entertaining and relaxation in mind. There is the bonus of gas central heating, double glazing, and a utility room. Multiple facilities are close by and country walks are on the doorstep.



LOCATION

The home is placed on a residential estate to the north of Calne centre. Within walking distance is a local primary school, medical centres, a pharmacy, leisure centre, park 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.

ACCESS & 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

A balustrade staircase rises to the first floor. Doors open to the living room, dining room and to the guest cloakroom. Under stair store and laminate floor.

GUEST CLOAKROOM

7'2 x 2'8 (2.18m x 0.81m)

The suite offers a vanity cabinet with basin over and a water closet with concealed cistern. Chrome towel rail radiator. Extractor fan.

DUAL ASPECT LIVING ROOM

20'9 x 11'6 (6.32m x 3.51m)

Impressive in size the room can happily accommodate a number of sofas and further items of sizeable furniture. There is the focal point of a fire surround with Dimplex 'Opti-Mist' flame effect fire. A window looks out to the front and patio doors give access to the conservatory.

CONSERVATORY

13'3 x 11'6 (4.04m x 3.51m)

Another impressive sized room with views over and access onto the rear landscaped garden. There are windows to three sides, vaulted ceiling and French doors open out on to the rear garden. This expands the living space in fine weather. Ceramic tile floor with under floor heating. There is room for a number of sofas, dining table and extra furnishing.

DINING ROOM

11'9 x 8'6 (3.58m x 2.59m)

This room has a wide opening to the fitted breakfast kitchen and makes it ideal for interaction with dinner guests. A window looks out to the front. There is room for a large dining table, chairs, a dresser and further furnishing.

FITTED BREAKFAST KITCHEN

12' x 10'3 (3.66m x 3.12m)

The room is arranged to offer space for a breakfast table or 'Butchers Block' if wanted. A window looks out over the rear garden and there is access to the utility. There is a selection of quality fitted wall and floor cabinets with work tops. There is the attraction of plinth lighting and under cabinet lighting. Tile finishes. Inset is a double oven, gas hob and a hood over. Integrated dish washer and there is the feature of a contemporary wall radiator. Inset one and a half sink and drainer.

UTILITY ROOM

8' x 5'10 (2.44m x 1.78m)

Floor cabinet with work top. Space has been allowed for a fridge freezer and a washing machine. Window and door to the garden.

FIRST FLOOR LANDING

8'6 x 4'6 plus extra landing space (2.59m x 1.37m plus extra landing space)

Doors open to the bedrooms and to the main bathroom. Access to the loft and airing cupboard. There is room for display furniture.

MASTER BEDROOM

12'7 x 11'7 (3.84m x 3.53m)

A window views out over the rear garden and there is a door to the en-suite. There are mirrored wardrobes to one wall. There is space for a large double bed and further furnishing.

MASTER EN-SUITE

6' x 5'6 (1.83m x 1.68m)

Fully tiled and there is a window with privacy glass. Vanity cabinet with inset basin and a water closet with a concealed cistern. Double shower cubicle. Extractor fan and a chrome towel rail radiator.

BEDROOM TWO

12'4 x 10'6 (3.76m x 3.20m)

A window looks out over the front. There is room for a large double bed and extra furnishing to complement.

BEDROOM THREE

9'6 x 8' (2.90m x 2.44m)

Another double bedroom with a window that views out over the rear garden.

BEDROOM FOUR

8'6 x 7'9 (2.59m x 2.36m)

The final bedroom is a generous single room but could accommodate a double if required. A window looks out over the front. The room would also make an ideal study/office.

BATHROOM

6'6 x 6' (1.98m x 1.83m)

The suite offers a panel enclosed bath with screen and separate shower over, water closet with concealed cistern and a vanity cabinet with inset basin. Chrome towel rail radiator and a window with privacy glass. Fully tiled and with an extractor fan.

FRONT GARDEN

A shingled garden for ease of maintenance and pot plant display. Storm awning over the front door and ornamental planting.

SIDE DRIVE PARKING

The side drive can accommodate multiple vehicles and leads to the garage. There is a gate to the rear garden.

GARAGE

16'9 x 8'10 (5.11m x 2.69m)

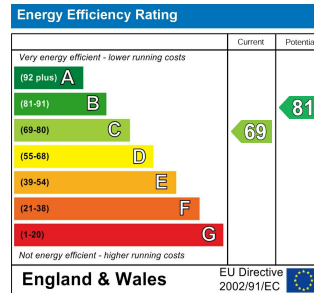
Up and over door access to the front and door opens to the rear garden. Power, light and the eaves offers storage opportunities.

REAR LANDSCAPED GARDEN

The rear garden has been thoughtfully organised with areas that offer places to entertain, outside dine and relax. There are two large patio areas that are perfect for outside dining and garden loungers. There is an area of artificial grass that is perfect for lounging and sun-bathing. There are flower beds and areas for storage sheds.







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

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