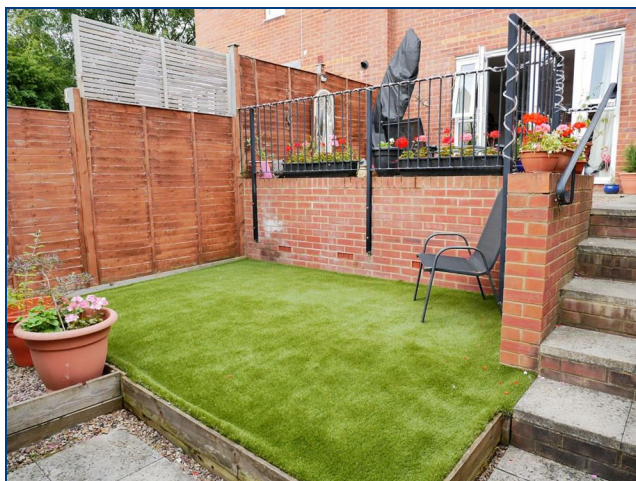




**Spitfire Road, Calne**  
**Price Guide £279,000**



Motivated Vendor - Offers Considered! Situated in the well-desired Rushes development, north of Calne, is this spacious three bedroom semi-detached home. The home has many benefits, including a large single garage, terraced rear garden, as well as an en suite. Internally, there is an entrance hall, cloakroom, spacious living room as well as a kitchen breakfast room with integrated appliances. On the first floor, there are three bedrooms with the principal bedroom being complemented by an en suite. There is also a family bathroom. Externally, there is a south west facing rear garden, a large single garage and allocated parking. Double glazing and gas central heating.



## LOCATION

Placed on the Rushes development which has been built in recent years, located just to the north of the centre of Calne. The area is serviced well for shopping having the new Tesco superstore within easy reach and multiple facilities in Calne centre. There are good bus links from this area and the town centre is reachable within a 15 minute walk.

## 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

Entering the property through a part-glazed front door, the carpeted entrance hall gives access to the kitchen breakfast room, living dining room, guest cloakroom and stairs rise to the first floor. There is a useful storage cupboard here also.

## GUEST CLOAKROOM 5 x 3 (1.52m x 0.91m)

The guest cloakroom has a pedestal water closet and hand wash basin. Tile effect vinyl flooring and tiled finishes. Window facing the front of the home.

## LIVING DINING ROOM 15 x 14'07 (4.57m x 4.45m )

With windows facing the garden and French doors that open onto the patio, this room is filled with light from the sunny garden. There is ample space for sofas, armchairs and other living room furniture and can accommodate a dining table if required. There is a good size understairs cupboard. The room is carpeted.

## KITCHEN BREAKFAST ROOM

### 12'01 x 8 (3.68m x 2.44m)

With a window that views out to the front of the home, the kitchen breakfast room has been fitted with a selection of base and wall cabinets with laminate worktop and splashbacks. There is an integrated dishwasher, washing machine, fridge freezer, fan oven, four ring gas hob and extractor hood. There is the benefit of a breakfast bar enabling a dining space for two/three, a stainless steel sink and drainer under the window and tile effect vinyl flooring. The combi boiler is also situated here.

## UPSTAIRS LANDING

The carpeted landing upstairs gives access to all three bedrooms and the family bathroom. There is an airing cupboard with electric heater, hanging space and shelving. Loft access.

## PRINCIPAL BEDROOM 11'10 x 8'06 to wardrobe (3.61m x 2.59m to wardrobe)

This room can happily accommodate a king sized bed and bedside tables, alongside other bedroom furniture. There is a built in wardrobe with sliding mirror-fronted doors. A window views out to the rear garden. Fitted with carpet. Door to the en suite.

## EN SUITE 8'05 x 4'02 (2.57m x 1.27m)

The ensuite to the principal bedroom comprises a white suite water closet, wash basin and shower cubicle with electric shower and glass door. Extractor fan, tile effect vinyl flooring and wall tiled finishings.

## BEDROOM TWO 10'03 x 8'05 (3.12m x 2.57m)

A good size second bedroom that has space for a double bed, bedside tables, wardrobe and other furniture. There are field views from the window that overlooks the front of the property. Fitted with carpet.

## BEDROOM THREE 8'10 x 6'02 (2.69m x 1.88m)

A good size single bedroom that could also be used as a home office/study. Window overlooking the rear garden. Carpeted.

## FAMILY BATHROOM

### 7'10 x 6'03 (2.39m x 1.91m)

The family bathroom comprises a white suite pedestal water closet, hand basin and panel bath. Extractor fan, tiled walls in wet areas and tile effect vinyl flooring. A window with obscure glass faces the rear of the property.

## EXTERIOR

Outlined in more detail

## FRONT GARDEN

The front garden has a privet hedge and established flowering shrubs either side of brick-bordered steps that lead to the front door of the home. The gas and electric meters are located outside at the front/side of the property.

## REAR GARDEN

With a south westerly aspect, the sunny rear garden is terraced to provide areas for dining, relaxation and cultivation. The upper level is accessed directly from the living room patio doors and there are patio stones and shingle areas. There are decorative metal railings and banister to the steps that lead to the lower section of the garden. Here there is artificial grass and shingle areas, ideal for further seating and pot plants. Enclosed by brick walls and fencing. There is a rear gate that lead to the garage and allocated parking area.

## GARAGE

The garage is situated behind the property with easy access to the garden and along a footpath to the front of the home. It is a good size with eaves storage.

## PARKING

There is allocated parking for one car in front of the garage.

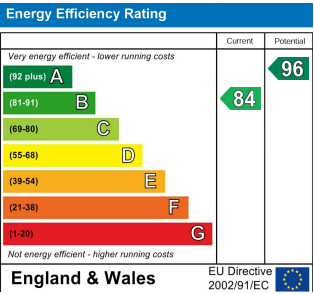
## COUNCIL TAX BAND Council Tax Band C

## 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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