



**Tornado Close, Calne**  
**Offers In Excess Of £350,000**





An immaculately presented three bedroom double-fronted detached property, built in recent years and placed in a tucked away cul-de-sac location with countryside views to the front. The home benefits from a bright and spacious dining kitchen, a dual aspect living room, three good sized bedrooms, en suite to the principal bedroom, family bathroom and guest cloakroom. Externally there is a lovely landscaped garden to the rear and additional garden areas to the side and front of the home. There is parking for two/three vehicles on the drive and a further allocated parking space to the side of the property. The garage has been divided into two separate useful rooms, providing both storage areas and a hobby room/gym with power and light. There is gas central heating and double glazing throughout.



## ACCESS AND AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the bypass 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.

## LOCATION

The home is placed just to the north of the centre of Calne, located on the Rushes development which has been built in recent years. The area is serviced well for shopping, having the Tesco superstore within easy reach and multiple facilities in Calne centre a gentle walk away. The development has landscaped parks making it very pleasing on the eye and the home overlooks countryside to the front.

## ENTRANCE HALL

A spacious entrance hall where a balustrade staircase rises to the first floor accommodation. Doors lead to the living room, dining kitchen and the cloakroom. Doors open to an under stairs storage cupboard and a further double door store cupboard. Laminate flooring.

## GUEST CLOAKROOM

**6'02 2'11 (1.88m 0.89m)**

Fitted with a water closet and corner pedestal wash basin. Tiled finishings. Tile effect vinyl flooring.

## LIVING ROOM

**16'02 x 10'02 (4.93m x 3.10m)**

A dual aspect living room allowing the room to be filled with lots of natural light. Space allows for multiple sofas and display furniture. Newly fitted with carpet.

## DINING KITCHEN

**16'02 x 13'02 (4.93m x 4.01m)**

Stretching across one side of the home is a fantastic dual aspect dining kitchen with French doors opening out into the garden, creating a great space for those who like to entertain. The kitchen is fitted with a variety of matching wall and base units with worktops over. Beneath a window

looking onto the rear garden is a stainless steel sink and half with drainer. Integrated is a fridge freezer, washing machine, slimline dishwasher, gas hob with extractor hood over and mid height fan oven. A natural area allows for a generous dining room table and chairs. A window looks out over the front of the home. Tiled finishings, spot lighting and laminate flooring.

## FIRST FLOOR

Stairs rise up to the first floor landing, both newly fitted with carpet. Doors lead to all three of the bedrooms and the bathroom.

## PRINCIPAL BEDROOM

**12'07 x 12 (3.84m x 3.66m)**

The principal bedroom can accommodate a king size bed, bedside tables and further display furniture. This room also benefits from triple mirrored door fitted wardrobes. A door opens to an en-suite and windows look out over the front of the home and the fields beyond. Fitted with carpet.

## EN SUITE

**4'05 x 4'03 (1.35m x 1.30m)**

A white suite consisting of a recessed shower cubicle, low level water closet and wash basin. Window to the front. Vinyl flooring.

## BEDROOM TWO

**12'05 x 10'02 (3.78m x 3.10m)**

With an alcove creating a natural space for bedroom furniture, bedroom two can accommodate a double bed, bedside tables and further storage furniture. A door opens to a deep store cupboard. Dual aspect with windows viewing out over the front and side of the home. Fitted with carpet.

## BEDROOM THREE

**7'03 x 6'10 (2.21m x 2.08m)**

Currently used as a dressing room. This good sized single bedroom can accommodate a single bed, bedside table and further bedroom furniture. A window faces the side of the home. Fitted with carpet.

## FAMILY BATHROOM

**7'07 x 6'03 (2.31m x 1.91m)**

A modern family bathroom with a window opening out over the rear of the home. The white suite bathroom consists of

a panel enclosed bath, pedestal wash basin with mixer tap and a water closet. Partial wall tiling and vinyl flooring.

## EXTERNAL

Outlined as follows

## FRONT AND SIDE GARDENS

A patio path leads from the driveway to the front entrance door of the home. A majority of the front garden is laid to lawn with a few ornamental plants and bushes. There is an additional patio area to the front of the home providing a secluded and private seating and pot planting area.

## REAR GARDEN

Landscaped with the ease of maintenance in mind, is the fully enclosed tiered garden. The garden has been arranged allowing natural areas for lounging and entertaining. The ground level of the garden has been laid with patio tiling and artificial grass with steps rising up to the second tier which has been laid to patio. A gate leads to the driveway. Outdoor lighting and tap.

## GARAGE

A large garage which has been divided into two, outlined as follows:

Accessing the garage via an up and over door, the front section of the garage dimensions are 10'10 x 6'2. This area allows storage for bikes, white goods and outdoor equipment.

A door leads to the second section of the garage measuring 14'2 x 9'8. This section of the garage has been finished with spot lighting, power and laminate flooring, creating a great study space, hobby room or home gym. There is a loft hatch allowing access to storage space in the eaves of the garage.

## PARKING

Off road parking for multiple vehicles on a tarmac driveway.

## COUNCIL TAX BAND

Council tax band D

## NB

The home is placed on a private residential estate and there is a service charge for the upkeep of the common areas.

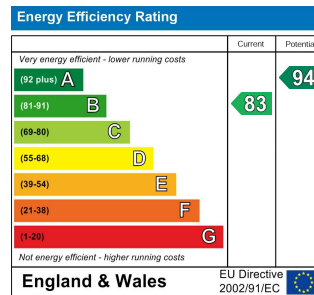












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