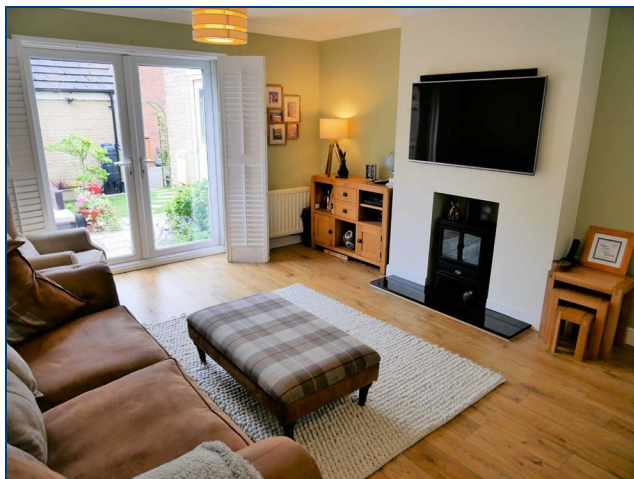




**Grouse Road, Calne**  
**Asking Price £425,000**



This well presented detached four double bedroom home has a private driveway and double garage! Well located for amenities, local primary schools, and green spaces within this popular residential development, the home offers an inviting double-fronted design, and many rooms have an attractive dual aspect. On the ground floor, you'll find a spacious living room, a study, a separate dining room, a dining kitchen, and a utility room. A formal hallway with a guest cloakroom adds to the charm. To the first floor, the master bedroom comfortably fits a super king-size bed and features an en-suite with a double shower. A family bathroom and a galleried landing complement the remaining bedrooms. The garden is fully enclosed and enjoys both southern and western exposures, adding to the outdoor appeal. Double glazing and gas central heating.



## **INTRODUCTION**

The home is placed on a residential estate 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.

## **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.

## **FORMAL HALL**

**23'10" x 6'6" (7.26 x 1.98)**

A spacious hall with room for display furniture. Doors open to the living room, study/office, dining/family room, guest cloakroom and to the dining kitchen. Under stairs store cupboard.

## **GUEST CLOAKROOM**

**6'3" x 2'7" (1.91 x 0.79)**

Window with privacy glass. Water closet. Vanity cabinet with inset basin. Extractor fan.

## **STUDY/ OFFICE**

**11'0" x 7'9" (3.35 x 2.36)**

A generous study or ideal as an extra family room. There is space for a number of desks and a sofa if required. Windows to the front and side.

## **LIVING ROOM**

**17'9" x 12'6" (5.41 x 3.81)**

Two French doors open out onto the rear garden and expand the living space in fine weather. A window to the front offers a dual aspect. A bespoke built Folly chimney breast allows for an electric fire and is wired for a wall mounted TV. The room can comfortably accommodate a number of sofas and further living room furniture.

## **DINING/ FAMILY ROOM**

**11'0" x 10'3" (3.35 x 3.12)**

A window looks out to the side. There is space for a large dining table, chairs, and other items of dining room furniture. Alternatively, the room could be used as a further family living room space. Newly fitted wood effect flooring.

## **DINING KITCHEN**

**13'0" x 10'7" (3.96 x 3.23)**

The room is arranged to offer an area to accommodate a dining table and chairs. Bespoke built seating with store cupboards is under.

There is a selection of fitted wall and floor cabinets with work surfaces. These include glass fronted display, under cabinet lighting and a wine rack. The focal point of the room is a 'Range Cooker' with cooker guard and stainless steel chimney hood over. Integrated is a fridge freezer and a dishwasher. Inset one and a half sink with drainer and mixer tap. There is a window to the side and a further window views out over the rear garden. Door to the utility room.

## **UTILITY ROOM**

**7'0" x 6'6" (2.13 x 1.98)**

A glazed door opens out to the rear patio and garden. There is a selection of fitted wall and floor cabinets with work surface. Inset sink with mixer tap. Space has been allowed for a washing machine.

## **GALLERY LANDING**

The landing has a balustrade and doors lead to the bedrooms and the family bathroom. Window.

## **MASTER BEDROOM**

**17'9" x 12'6" (5.41 x 3.81)**

The master bedroom can easily accommodate a super king-size bed. The room is arranged to offer a natural dressing area and has a four-door built-in wardrobe. There is room for extra items of bedroom furniture. Another dual aspect room with a window looking out to the front and one the views out over the rear garden. Door to the master en-suite.

## **MASTER ENSUITE**

**6'9" x 5'9" (2.06 x 1.75)**

Window with privacy glass, extractor fan and tile finishes. The suite offers a double shower cubicle, water closet and a vanity cabinet with inset basin. Fitted mirror with dresser lights.

## **BEDROOM TWO**

**11'3" x 10'9" (3.43 x 3.28)**

Another of the dual aspect room is with a window that looks out to the side and one the views out over the rear garden. There is room for a large double bed and extra bedroom furniture.

## **BEDROOM THREE**

**11'3" x 9'9" (3.43 x 2.97)**

The last of the dual aspect room is bedroom three is yet another double in size. A window views out to the front and a further window looks out to the side.

## **BEDROOM FOUR**

**11'4" x 7'9" (3.45 x 2.36)**

The final bedroom can accommodate a double bed and further furniture. A window looks to the side.

## **FAMILY BATHROOM**

**9'4" x 6'6" (2.84 x 1.98)**

Tile finishes and full height tiling around the bath area. The suite offers a panel enclosed bath with mixer taps and shower plus shower screen. Water closet and a pedestal wash basin. Window with privacy glass and an extractor fan.

## **FRONT & SIDE GARDEN**

To the front and down the side of the home are shingled garden areas for ease of maintenance. There are a selection of ornamental plants. A path leads to the front access door which has a storm awning over. From the side gates lead to the drive.

## **GATED DRIVE**

Double gates open to the drive that runs to the double garage. This tarmac drive can accommodate several vehicles. Being enclosed by gates means it can be an extension of the garden.

## **DOUBLE GARAGE**

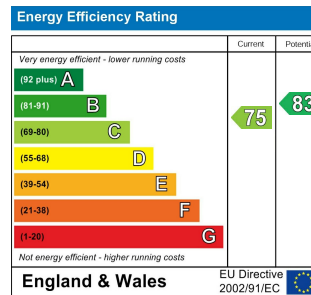
Vehicle access is via two powered roller doors from the front. There is also a side access door from the garden. Power and light. The eaves offers storage opportunities.

## **REAR GARDEN**

Adjacent to the home is a large patio area that offers good privacy. There is room for outside furniture and is an ideal place for alfresco dining, entertaining or just lounging. From here you access a flat lawn that has stepping stones to the drive. The lawn offers a further relaxation or recreational space.







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

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