



Nuthatch Road, Calne
£370,000



Immaculately presented throughout, this spacious four bedroom double-fronted semi detached home has the added benefit of a self-contained versatile garden office, suitable for a variety of uses. The home is placed on the desirable Lansdowne Park development, close to amenities, schools and countryside walks. Internally, the home has an entrance hall, dining kitchen and a dual aspect living room. On the first floor there are three spacious bedrooms and a family bathroom. On the second floor, there is an impressive sized principal suite with dressing area and four piece en-suite bathroom. Externally there is an easy maintenance rear garden with garden office, garage and gated driveway parking. Double glazing and gas central heating.



LOCATION

Placed on the desirable Lansdowne Park development with convenient access to local shops, schools, and a gentle walk from the town centre. A short trip onto the bypass opens routes towards Chippenham and the M4 westbound or towards Royal Wootton Bassett, Swindon, and the M4 eastbound. South of Calne for routes towards Devizes and Marlborough.

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, the entrance hall gives access to the dining kitchen, the living room and stairs rise up to the first floor accommodation. There is a storage cupboard where the fusebox, consumer unit and meters are located, as well as coat and shoe storage space. Tiled flooring.

DINING KITCHEN

22'11 x 11'09 (6.99m x 3.58m)

This spacious and light-filled room has been arranged to allow natural areas for dining and for cooking, making this an ideal space for those who like to dine and entertain or for the modern-day family. Outlined in more detail as follows

DINING AREA

To the other end of the room, space allows for a generously sized dining room table and chairs. There is also a pantry cupboard here. A window looks out over the front of the home. Tiled flooring.

KITCHEN AREA

The excellent sized kitchen has been fitted with a range of wall and base cabinets with laminate work surfaces over. Integrated to the kitchen is a double electric oven and four ring gas hob with extractor over. There is space for a washing machine, dishwasher and a tall or American-style fridge freezer. Beneath a window facing out over the rear garden, is a stainless steel sink and half with drainer. The boiler is located in a cupboard here and there is a water softener plumbed under the sink. Subway style tiling to the walls and tiled flooring. The kitchen area has ceiling spotlights, under-counter lights, above-cabinet lighting and kickboard spot lights also. From the kitchen, a door leads through to the rear lobby.

REAR LOBBY

Following on from the dining kitchen is the rear lobby, where a glazed door opens out to the rear garden and a further door opens to a cloakroom. Tiled flooring.

CLOAKROOM

Complementing the ground floor accommodation is a downstairs cloakroom, which consists of a pedestal water closet and wall-hung wash basin. Tiling to walls and floor.

LIVING ROOM

18'09 x 10'04 (5.72m x 3.15m)

A dual aspect room, with a window looking out over the front of the home and French doors opening out to the rear garden, expanding the living space during the warmer months. Space allows for multiple sofas and display furniture, arranged around a feature wooden surround and mantel fireplace with electric fire. The living room has solid oak flooring, recently fitted with insulation beneath.

FIRST FLOOR LANDING

Full of natural light from having windows opening out over the front and rear of the home is the first floor landing. From here, doors open to three of the four bedrooms and the family bathroom. A further door opens to an airing cupboard where the hot water tank is housed, with shelving above. A roomy landing, where space allows for display furniture. Balustrade stairs rise to the second floor. Carpeted flooring.

BEDROOM TWO

11'08 x 10'08 (3.56m x 3.25m)

With a window looking out over the front of the home, bedroom two has the benefit of a bank of high quality fitted wardrobes and drawers. This room can accommodate a double bed and bedside tables alongside other bedroom furniture. Fitted with carpet.

BEDROOM THREE

12'01 x 8'08 (3.68m x 2.64m)

Also with a window looking out over the front of the home, is bedroom three. Space allows for a double bed, bedside tables and a range of further furniture. Carpeted.

BEDROOM FOUR

10'08 x 6'10 (3.25m x 2.08m)

Bedroom four is currently utilised as an office, but can accommodate a double bed if required, alongside other bedroom furniture. A window looks out over the rear garden of the home. Solid oak flooring.

FAMILY BATHROOM

8'08 x 7 (2.64m x 2.13m)

A modern bathroom, consisting of a panel enclosed bath with shower over and glass screen, pedestal water closet and wash basin. A window with privacy glass opens out over the rear of the home. Tiled walls and stone-effect vinyl flooring.

SECOND FLOOR

From here, a door opens to the principal bedroom suite. A Velux window opens to the rear of the home. Carpeted.

PRINCIPAL BEDROOM

14'08 x 10'08 (4.47m x 3.25m)

An impressive sized bedroom, with a dormer window facing the front

of the home and a Velux window to the rear. There is ample space for a superking sized bed, bedside tables and further storage furniture. Fitted with carpet.

DRESSING AREA

8'04 to window recess x 6'03 (2.54m to window recess x 1.91m)

The dressing area has double doors opening to a deep wardrobe and a further shelved storage cupboard. A Dorma style window opens out over the front of the home. Door to the ensuite bathroom. Carpeted.

EN SUITE BATHROOM

Complementing the principal bedroom suite, is a four piece bathroom. The suite consists of a double-sized shower cubicle, panel enclosed bath, pedestal water closet and a wash basin vanity unit. Subway-style fully tiled walls. Space allows for storage and display furniture. A Velux window opens out over the rear garden of the home. Ceramic tiled flooring and towel radiator.

FRONTAGE

The front of the home is welcoming and has been designed for the ease of maintenance, with slate chippings either side of a path that leads to the front entrance.

REAR GARDEN

Also designed for the ease of maintenance, the westerly garden is the perfect space for al fresco dining and relaxation, and also for pot plant display. Adjacent from the rear lobby and from the living room, the garden has been paved with limestone patio stones and the shingle borders have a variety of shrubs, flowering plants and trees. A gate allows access to the driveway. The garden office is located to one corner of the garden.

GARDEN OFFICE

10'08 x 6'05 (3.25m x 1.96m)

A wonderful addition to the home, enabling a buyer to use this versatile room as a workspace, gaming or hobby room. The garden office is a high specification building, is fully insulated and has its own isolated consumer unit for the power and lighting. Solid-wood cladding interior with spotlighting, double doors to the front and a further window and door to the side.

GARAGE

The garage is a good size, with power, lighting and eaves storage. Up and over door.

DRIVEWAY PARKING

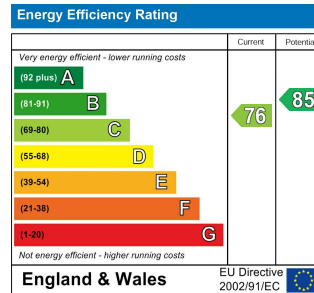
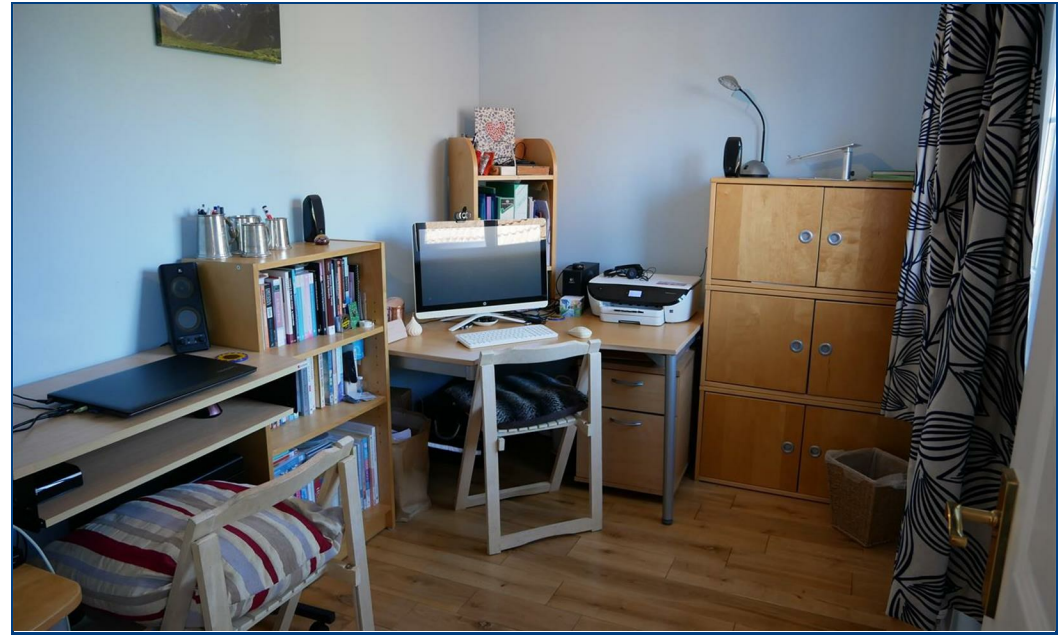
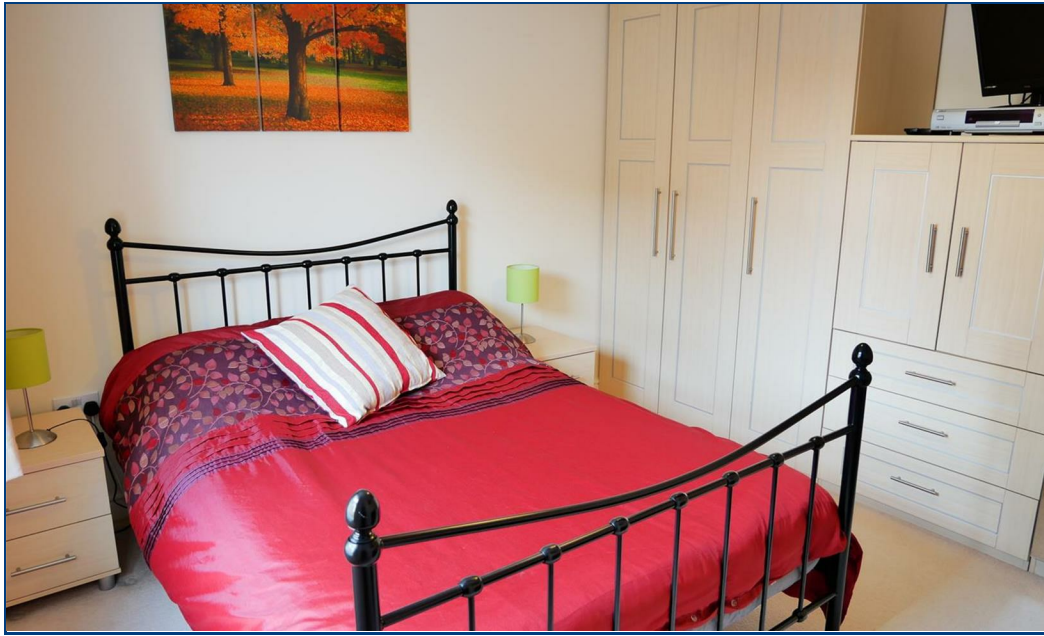
The gated driveway can accommodate 2 cars for secure off-road parking.

COUNCIL TAX BAND

Council Tax Band D







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

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