



Gregor Drive, Calne
£343,000



An immaculately presented three bedroom double-fronted detached property, built in recent years and offering spacious accommodation. The home benefits from a bright dining kitchen, a triple aspect living room, utility room, three good sized bedrooms, en suite and dressing area to the principal bedroom, family bathroom and downstairs guest cloakroom. Externally there is an enclosed, good sized garden, parking for two vehicles on the drive and a garage with power and light. There is gas central heating and double glazing throughout.



CALNE AND SURROUNDING AREA

Calne is a market town steeped in history, with a rich heritage of traditional industries including textile production and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House. Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of independent and high-street shops, supermarkets, and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and Dental surgeries with three leisure centers with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs, as well as a great cycling and running community to name a few. To the east down the A4 you will pass Cherhill White Horse, Silbury Hill, Historic Avebury, and then onto Marlborough. To the west is Bowood, Chippenham, Bath and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

LOCATION

Ideally placed with a short walk to a convenient store and the town centre. The home is in the catchment for multiple primary schools and also a secondary school. With countryside on the doorstep, there are excellent dog walks nearby and access to the 404 cycle route. A new bus service, the 40C, serves this residential development with a route into the town centre.

ENTRANCE HALL

The entrance hall is bright and welcoming and gives access to the kitchen dining room and living room, as well as the stairs to the first floor. There is half-height panelling to the walls and wood-effect laminate flooring.

KITCHEN DINING ROOM

18'06 x 9'06 (5.64m x 2.90m)

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 wood-effect laminate worktops over. Beneath a window looking onto the rear garden is a stainless steel sink and half with drainer. Integrated is a 4-ring gas hob with extractor hood over, tiled splashback and a fan oven. There is space for a tall fridge freezer and and space for a further under-counter appliance. A natural area allows for a generous dining room table and chairs. A door opens to a useful store cupboard and a further door leads to the utility and cloakroom. Wood effect laminate flooring.

UTILITY ROOM

6'03 x 5'01 (1.91m x 1.55m)

The utility room benefits from having space for two under-counter appliances, beneath a laminate worksurface. The combi boiler is also situated here. A window faces the rear of the property and door leads to the cloakroom. Wood-effect laminate flooring.

CLOAKROOM

4'07 x 3'04 (1.40m x 1.02m)

With a pedestal water closet and wash basin. The cloakroom also has wood-effect laminate flooring.

LIVING ROOM

18'02 x 10'02 (5.54m x 3.10m)

A bright, triple aspect room with two windows to the side and one facing the front of the home. This good size room has ample space for sofas, armchairs and other living room furniture. Fitted with carpet.

UPSTAIRS LANDING

The carpeted stairs and landing give access to all of the bedrooms and family bathroom. An airing cupboard with shelving is located here. There is half-height panelling to the walls and a window faces the rear of the home.

PRINCIPAL BEDROOM

18'05 x 10'04 (5.61m x 3.15m)

A spacious principal bedroom, with additional dressing area. Panelling to one wall and windows facing the side and front of the property. This room happily accommodates a superking bed and bedside tables alongside other furniture. The dressing area allows ample space for freestanding wardrobes. Fitted with carpet. Door to the ensuite.

EN SUITE

7'01 x 3'10 (2.16m x 1.17m)

The en suite comprises a shower cubicle, pedestal water closet and pedestal wash basin. Tile-effect vinyl flooring, towel radiator and extractor fan. A window with privacy glass faces to the front of the home.

BEDROOM TWO

10'07 x 8'05 (3.23m x 2.57m)

Currently set up as a home office and guest room, this good size bedroom has space for a double bed and further furniture. A window faces the front and the room is fitted with carpet.

BEDROOM THREE

9'02 x 7'06 (2.79m x 2.29m)

This room is a good size single bedroom, with a window

facing the side and fitted with carpet. The loft hatch is situated here.

FAMILY BATHROOM

7'02 x 6'01 (2.18m x 1.85m)

With a privacy glazed window facing the front, the bathroom comprises a pedestal water closet, basin and panel bath with shower over and glass splash screen. The walls around the bath are tiled and there is a towel radiator. Tile-effect vinyl flooring.

FRONTAGE

The front of the property has decorative plum slate chippings either side of a central path that leads to the front entrance door. There are lawned areas to the border of the property that extend to the side and metal railings between the home and the pavement.

REAR GARDEN

From the double doors that open from the kitchen dining room, there is a decorative shingled patio with inset timber planks, creating a lovely area to dine and relax. With an attractive curved stone wall, the majority of the garden is laid to lawn, with some planting to the borders and trellising. Steps lead to a gate that opens to the driveway and to the garage pedestrian door.

GARAGE

The garage has an up and over door and has power and light.

DRIVE PARKING

The driveway is at the rear of the property and can comfortably fit two standard size cars.

COUNCIL TAX BAND

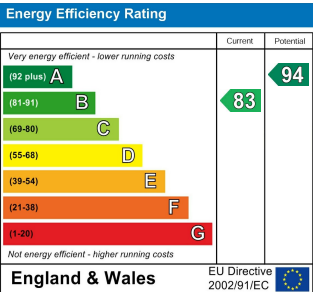
Council Tax Band D.

NOTE

The home is placed on a residential development where there is a service charge for the upkeep of the common areas. Please contact Butfield Breach for further details.







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

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