Minnow Close, Calne

£325,000

Butfield Breach

2 The Square, Calne, Wiltshire, SN11 0BY
T: 01249 821110
F: 01249 822457
calne@butfieldbreach.co.uk
www.butfieldbreach.co.uk

INCENTIVES AVAILABLE! Filled with quality is this four bedroom home that features a southerly garden, garage, parking, a dining kitchen and a large 17ft 3 x 14ft 6 (5.26m x 4.42m) studio style bedroom.
The ground floor gives you a living room with oak floor, entrance hall, guest cloakroom and a dining kitchen that has a fitted cabinets with appliances. The first floor has three bedrooms complemented by a shower room with bespoke fittings and a double shower. There is double shower in the en-suite to the master also. The garden is enclosed and is arranged for outside dining and entertaining. You can access the garage from the garden and there is parking also. Gas centrally heated and triple glazed to the majority.

LOCATION
The home is placed to the north of Calne centre. Within walking distance is a local primary school, two medical centres, 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 Basset, 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. The number 55 Bus offers a very good service and connects the train stations of Chippenham and Swindon plus taking in all the villages and towns in between.

ENTRANCE HALL
Doors open to the living room, dining kitchen and to the guest cloakroom. Under stair store. Stairs rise to the first floor. Tile floor.

GUEST CLOAKROOM
6'4 x 2'9 (1.93m x 0.84m)
Window with privacy glass. Tile floor. Vanity with inset basin. Water closet.

LIVING ROOM
15'1 x 11'6 (4.60m x 3.51m)
A window looks out over the front. Oak floor. There is room for a number of sofas plus further furniture to complement.

DINING KITCHEN
18'3 x 9'10 (5.56m x 3.00m)
A window looks out over the rear garden. Glazed French doors open out onto the garden and expand the living space in good weather. The room is arranged to offer a natural space for a dining table and chairs. There is a section of fitted wall and floor cabinets and work surfaces. Integrated are a fridge freezer, washing machine, dish washer, microwave oven, electric oven, five ring gas hob and stainless steel hood over. Tile wall finishes, multiple pan drawers and under cabinet lighting. Inset sink and drainer. Tile floor.

FIRST FLOOR LANDING
Balustrade landing with doors to the bedrooms, main shower room and stairs rise to the top floor. Deep airing cupbaord.

MASTER BEDROOM
11'9 x 10'4 (3.58m x 3.15m)
A window looks out over the rear garden. There is a bank of wardrobes to one wall that include mirrored doors and lighting. There is space for a large double bed and further furniture. Door to the en-suite.

MASTER EN-SUITE
7'10 x 3' (2.39m x 0.91m)
The suite offers a double walk-in shower with raindrop and hand held showers. Water closet and a vanity cabinet with inset basin. Tile finishes and extractor fan.

BEDROOM TWO
11'3 x 9'10 (3.43m x 3.00m)
A window views out over the front. There is room for a double bed and extra bedroom furniture.

BEDROOM THREE
8'6 x 7'6 (2.59m x 2.29m)
A window offers a view out over the rear garden. A generous single room which would also make a nice study/hobby room.

SHOWER ROOM
7' x 6'6 (2.13m x 1.98m)
The suite offers a walk-in double shower with screen and raindrop shower. Vanity cabinets have an inset wash basin and a water closet with concealed cistern. Tile finishes and a window with privacy glass. Chrome towel rail radiator and extractor fan.

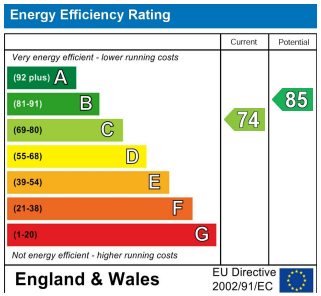
TOP FLOOR LANDING
Door to the top floor bedroom.

BEDROOM FOUR (STUDIO BEDROOM)
17'3 x 14'6 (5.26m x 4.42m)
A studio style expansive room with a dual aspect. This room offers a multifunctionality as either a bedroom or extra reception space. There are velux triple glazed windows. Under eaves store cupboards. Built in store cupboards. The room can happily accommodate a super-king size bed, sofa and further furniture.

REAR ENCLOSED GARDEN
The garden has a southerly aspect and is organised with ease of maintenance in mind. Laid to patio which makes it perfect for outside lounging, entertaining, dining and pot plant display. There is hedging and a raised flower bed. Rear access gate and a door to the garage.

GARAGE
17'9 x 8'9 (5.41m x 2.67m)
Up and over door access for a vehicle. Power and light.

PARKING
There is the ability to park a vehicle in front of the garage.



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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.