



Bream Close, Calne
£460,000



A spacious, detached four bedroom home located towards the end of a cul-de-sac and offering gated off-road parking. Internally the first floor features four double bedrooms, two of which have dressing areas and en-suites. The ground floor offers a generous entrance hall, living room, formal dining room, study, cloakroom, dining kitchen and a utility room. Externally there is an enclosed rear garden which has been arranged to allow for dining and entertaining during the warmer months. Within a short distance from the home are multiple amenities, schools and commuting routes. The home is presented in excellent condition with 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 centres 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

Placed on a desirable residential development within a cul-de-sac, ideally placed for access to multiple primary schools, a secondary school, local shops, a pharmacy and a doctors surgery. There is a mixture of detached and semi detached homes of different styles. The centre of Calne is a gentle walk away with multiple facilities.

FORMAL ENTRANCE HALL

12'6" x 9'5" (3.81 x 2.87)

Upon entry to the home is a spacious and welcoming hall with an open balustrade staircase that rises to the first floor. The hall gives access to the living room, formal dining room, dining kitchen, study and cloakroom. Finished with wood effect laminate flooring.

LIVING ROOM

19'3" x 11'3" (5.87 x 3.43)

Double glass panelled doors lead from the hallway into this dual aspect living room that enjoys natural light from a window to the front and French doors to the garden. There is a central fireplace which has an electric fire with a wooden mantle. The room can happily accommodate sofas, armchairs and other living room furniture. Finished with carpet.

FORMAL DINING ROOM

13'0" x 9'7" (3.96 x 2.92)

Placed to the front of the home with double glass panelled doors from the entrance hall. The space allows for a dining table, chairs and plenty of additional wall space for display cabinets and other furniture. Enjoying natural light from two windows and fitted with carpet.

CLOAKROOM

5'9" x 3'6" (1.75 x 1.07)

From the entrance hall a door gives access to the cloakroom. Fitted with a water closet and wash basin in a matching design. There is a window with privacy glass.

STUDY

9'7" x 6'2" (2.92 x 1.88)

Placed off the entrance hall with space to accommodate a generous desk and further office furniture. A window views out to the side of the home. Fitted with wood effect laminate flooring.

DINING KITCHEN

20'2" x 13'0" max (6.15 x 3.96 max)

A great space for interaction with family and guests. There is a selection of painted solid wood wall and floor cabinets with an inset sink and drainer. Integrated is a fridge freezer, a dishwasher and a double electric oven with gas hob and extractor. A small peninsula unit creates a breakfast bar and there is a natural area to allow for a dining table and chairs as well as further display furniture. Doors leads to the rear garden and utility room. Finished with wall tiling and tiled flooring.

UTILITY ROOM

8'9" x 5'3" (2.67 x 1.60)

The utility offers a selection of floor cabinets with a sink inset to the worktops. Space for a washing machine and tumble dryer. There is a window that views out the side of the home and a door which gives access to the rear garden and driveway.

FIRST FLOOR LANDING

12'10" x 9'7" (3.91 x 2.92)

A spacious gallery landing with balustrade railing providing access to all the first floor accommodation. Fitted with carpet and offering space for further furniture. The airing cupboard housing the hot water cylinder is situated here.

PRINCIPAL BEDROOM

12'10" x 11'7" (3.91 x 3.53)

A generous principal bedroom which benefits from an additional dressing room and en-suite. The room will allows space for a super king size bed and further bedroom furniture. In addition to the dressing area there is also a double built-in wardrobe. Fitted with carpet.

DRESSING AREA

9'7" x 4'3" (2.92 x 1.30)

The dressing area leads to the en-suite with two built in double wardrobes. A window views out the side of the home and there is fitted carpet.

PRINCIPAL EN-SUITE

7'3" x 6'2" (2.21 x 1.88)

The principal bedroom en-suite comprises of a pedestal wash basin, water closet and a double shower cubicle. Finished with wall tiling, vinyl flooring, a heated towel rail and window with privacy glass.

BEDROOM TWO

12'8" x 8'0" (3.86 x 2.44)

Bedroom two will allow space for a king-size bed, bedside tables and further bedroom furniture. An opening leads to the dressing area with access to the en-suite. A window offers views over the rear garden. Fitted with carpet.

BEDROOM TWO DRESSING AREA

4'9" x 2'10" (1.45 x 0.86)

The dressing area leads to the en-suite and there are two built-in double wardrobes. Fitted with carpet.

BEDROOM TWO EN-SUITE

4'9" x 4'9" (1.45 x 1.45)

A matching suite consisting of a pedestal wash basin, water closet and double shower cubicle. Finished with wall tiling, vinyl flooring and a window with privacy glass.

BEDROOM THREE

10'3" x 9'9" (3.12 x 2.97)

A further excellent double bedroom with space for a king-size bed, bedside tables and additional furniture. A window looks out to the front and side of the home. Bedroom three benefits from a built in double wardrobe. Fitted with carpet.

BEDROOM FOUR

9'9" x 8'9" (2.97 x 2.67)

The smallest of the four which is still a generous double bedroom. Offering space for a variety of furniture. Finished with carpet and windows to the side and front.

FAMILY BATHROOM

8'10" 7'5" (2.69 2.26)

A matching suite consisting of a panel enclosed bath, water closet and pedestal wash basin. There is wall tiling, vinyl flooring and a window to the side with privacy glass.

FRONT GARDEN

The home occupies a corner plot with a lawned garden to the front that has a low level brick wall. An ideal area for decorative shrubs and flowers with a central pathway leading to the entrance.

REAR GARDEN

A spacious rear garden which provides a patio area that can accommodate a selection of garden furniture. An ideal space for lounging and entertaining guests. Laid mainly to lawn with decorative small trees to the borders and the garden enjoys the sun with a south westerly exposure. Fully enclosed and dog friendly with an outside tap. There is access to the garden via French doors from the living room and kitchen, plus an additional door via the utility room leading to the side drive.

DRIVE AND DOUBLE GARAGE

17'6" x 17'1" (5.33 x 5.21)

Enclosed within the garden is a gated driveway that provides off road parking. There is a double garage with one electric door and one up and over door, also there is a side access door. Fitted with power, lighting and additional space in the rafters for further storage.

COUNCIL TAX BAND

Council Tax Band F





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	82
	EU Directive 2002/91/EC	

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