



**Kestrel Close, Calne**  
**Asking Price £375,000**



Offered for sale with NO CHAIN! This four-bedroom family home offers generous accommodation throughout. Positioned in a quiet cul-de-sac it boasts a large rear garden, driveway parking, and garage.

The ground floor features a generous 21' x 10'3 living room, a dining kitchen with Integrated appliances, and a separate dining room. A spacious hallway and a guest cloakroom. Upstairs, there are four well-proportioned bedrooms, including a master with an en-suite shower room, along with a family bathroom.

The good-sized rear garden is fully enclosed, predominantly laid with flat lawn and offers a large patio, perfect for outdoor entertaining. With driveway parking leading to the garage, this home is a must-see!



## CALNE & SURROUNDING AREAS

Calne is a market town steeped in history, with a rich heritage of traditional industries such as milling, cloth making 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 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.

## LOCATION

The home is placed in a quiet cul-de-sac to the north of Calne centre just a short walk away from open green spaces. A local primary school, medical centre, takeaways, and a Tesco Express supermarket are within walking distance. The facilities of Calne centre are also within easy reach.

## THE HOME

Outlined in further detail as follows:

### ENTRANCE HALL

Upon entering the home a wide access hall has doors opening to the dining room, kitchen, guest cloakroom, and living room, under stairs cupboard. The stairs rise to first-floor accommodation. Finished with wood effect flooring and spotlighting.

### LIVING ROOM

**21' x 10'3" (6.40m x 3.12m)**

The large living room is Dual aspect with patio doors opening to the rear garden. Space allows for multiple sofas and further furniture.

## DINING ROOM

**12'6" x 9'7" (3.81m x 2.92m)**

The dining room is spacious and seamlessly connects to the dining kitchen, creating an open and functional layout. It features ample space to accommodate a large dining table with multiple chairs, making it ideal for family gatherings. There is a window viewing over the front of the home. Wood effect flooring.

### KITCHEN DINING

**14'7" x 9'3" (4.47m x 2.82m)**

The kitchen is a well-equipped space featuring fitted wall and base cabinets with work surfaces with an integrated stainless steel sink and a half with a drainer and tiled splashbacks. It includes a built-in double oven, four-ring gas hob with extractor hood, and integrated fridge freezer, dishwasher, and washing machine. A kitchen breakfast bar provides space for stools, offering a casual dining area. A recently fitted boiler is discreetly located in a wall-hung cupboard, and a double-glazed door provides rear access. Tiled flooring.

### FIRST FLOOR LANDING

Doors open to all four bedrooms and the family bathroom. Airing cupboard and loft access.

### PRINCIPAL BEDROOM

**11'1" x 9'6" (3.38m x 2.92m)**

Located at the front of the home the principal bedroom can accommodate a king-size bed and further furniture. The room benefits from built-in mirror fronted wardrobes and an en-suite.

### EN-SUITE

**6'5" x 5'10" (1.98m x 1.80m)**

The recently fitted en-suite with 'jade' colored subway tiling. Comprising a corner shower cubicle, water closet, and bespoke vanity wash basin.

## BEDROOM TWO

**11'5" x 9'6" (3.48m x 2.92m)**

A generous guest bedroom with space to allow for a kingsize bed and further bedroom furniture.

### BEDROOM THREE

**9'6" x 9'3" (2.92m x 2.84m)**

Another good size double bedroom with a window viewing over the front of the home.

### BEDROOM FOUR

**9'7" x 6'9" (2.94m x 2.06m)**

With space to allow for a small double bed and an alcove to accommodate a wardrobe if required.

### FAMILY BATHROOM

**7'3" x 5'2" (2.23m x 1.60m)**

Fitted suite comprising paneled bath with shower over and a glass screen, pedestal wash hand basin and water closet. Finished with tiling, spotlights, and a heated towel radiator.

## EXTERNALS

Outlined in further detail as follows:

### REAR GARDEN

The rear garden is an excellent size and is fully enclosed. It is predominantly laid with a level lawn and there is an extended paved patio area that wraps around the property connecting to the driveway, suitable for outside dining / entertaining. Gated side access leads to the front of the home.

### GARAGE & PARKING

Driveway parking leading to a single garage with up and over door, power and light, eaves storage. Parking is available at the front of the home on the tarmac driveway.





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

Powered by [audioagent.com](http://audioagent.com)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.