



Sumbler Drive, Calne
Asking Price £350,000



Stunning Modern Detached Family Home – Three bedrooms - Detached Garage!

This three-bedroom home is located just a short walk from amenities, green spaces, and the town centre. Offering generous accommodation throughout, featuring a bright and spacious dining kitchen, complete with a separate utility room and cloakroom. There is also a generous triple aspect living room with patio doors opening onto the pretty walled garden.

Upstairs, the principal bedroom boasts its own dressing area and en-suite, while two further well-proportioned bedrooms share a modern family bathroom.

Outside, the property benefits from a generously sized enclosed garden, a private driveway with space for two vehicles, and a garage with power and lighting. The benefits from Wifi controlled gas central heating and double glazing.



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 convenience 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.

THE HOME

Outlined in further detail:

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 a radiator and an electric box, both with stylish white covers. The heating control is located here and can also be controlled via WIFI.

KITCHEN DINING ROOM

A spacious and bright dual-aspect dining kitchen, enhanced by two large windows that flood the room with natural light—an ideal space for those who love to entertain. The kitchen is fitted with a range of matching

wall and base units, complemented by wood-effect laminate worktops. A stainless steel sink with a half drainer is positioned beneath a window overlooking the rear garden.

Integrated appliances include an electric hob with an extractor hood above, a fan oven, and a dishwasher. There is also space for a tall fridge freezer. A dedicated dining area comfortably accommodates a generous dining table and chairs. Additional features include a useful storage cupboard, a door leading to the utility room and cloakroom, and stylish tiled flooring throughout.

UTILITY ROOM

A brilliant addition to the home, the utility has space for two under-counter appliances, beneath a laminate worksurface. The combi boiler is also situated here. A door opens to the rear garden of the property, and the door leads to the cloakroom.

CLOAKROOM

With a pedestal water closet and wash basin. The current owners have added a further cupboard for storage.

LIVING ROOM

A generously sized living room, perfect for accommodating multiple sofas, armchairs, and other furniture. This bright, triple-aspect space benefits from two windows to the front and side, while large patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

UPSTAIRS LANDING

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

BEDROOM ONE

A spacious principal bedroom with an additional dressing area, featuring windows to the front and side of the property that fill the room with natural light. This well-proportioned space comfortably accommodates a super king bed, bedside tables, and other furniture. The dressing area provides ample room for freestanding wardrobes. Finished with carpeting, the room also benefits from direct access to the ensuite.

EN-SUITE

The en suite comprises a fully tiled double shower cubicle, with waterfall and handheld shower heads, a water closet, and a pedestal wash basin. A window with privacy glass faces the front of the home.

BEDROOM TWO

The guest room is located at the front of the home, there is space for a double bed and further furniture. Fitted with carpet.

BEDROOM THREE

A generous single bedroom, with a window facing the rear of the home and fitted with carpet.

FAMILY BATHROOM

The bathroom comprises a water closet, basin, and panel bath with a shower over and a glass splash screen. The walls around the bath are tiled and there is a towel radiator. Wood-effect vinyl flooring.

EXTERNALS

Outlined in further detail as follows:

GARAGE & DRIVEWAY

A detached garage with power and light accessed via an up-and-over door with a private tarmac driveway in front, allowing parking for two vehicles. Gated access to the garden.

GARDENS

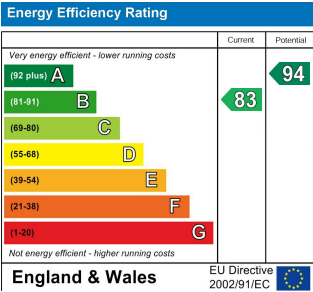
The front garden has been beautifully landscaped and planted, with a paved path for easy access to the front door and a railing. There is also a side garden running along the boundary, which is also planted with perennials and shrubs. The rear garden is also well cared for with gated access via steps from the driveway. There is also a convenient and discreet bin storage area as well as a storage shed behind the garage. The garden itself is fully enclosed with a pretty brick wall, mostly laid with a flat lawn, and there is also a decked area for alfresco dining and entertaining.







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



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