



Kestrel Close, Calne
£440,000



Motivated Vendors with a reserve on a NO CHAIN PROPERTY! A detached four-bedroom home located in a highly desired cul-de-sac with a large private rear garden and a garage. Spacious accommodation is offered throughout the home and is brilliantly situated for local schools, amenities, and green spaces. Internally the home is well presented, the ground floor being particularly generous, comprising a kitchen diner, a separate dining room, a guest cloakroom, and a fantastic dual-aspect living room with French doors opening out to the large rear garden. The first floor offers four generous sized bedrooms complemented by the family shower room and the master having an en-suite. Externally, the home has a garage fitted with power and light, a driveway and a superb fully enclosed rear garden planted with an array of mature shrubs and fruit trees. Double glazed and gas central heating.



LOCATION

The home is placed in a 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.

ACCESS & AREAS CLOSE BY

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.

THE HOME

Outlined as follows:

ENTRANCE HALL

A spacious entrance hall allows for display furniture and a balustrade staircase rises to the first floor accommodation. A door leads to a large under-stairs cupboard with hanging rail. Further doors open to the dual aspect living room, dining room, kitchen diner, and a cloakroom.

CLOAKROOM

5'0" x 3'5" (1.52 x 1.04)

With an obscured glass window opening out to the rear garden. Fitted with a water closet and washbasin, with tiled finishings.

DUAL ASPECT LIVING ROOM

21'1" x 10'3" (6.43 x 3.12)

A fantastic dual-aspect living room with a window looking out over the front garden and French doors opening out to the rear garden expanding the living space during the warmer months. Ample space allows for multiple sofas and a range of display furniture.

KITCHEN DINER

12'5" x 14'9" max (3.78 x 4.50 max)

A generous room that allows a natural area for a dining room table and chairs. The kitchen has been fitted with a range of matching wall and base units with worktops over, inset to the worktops in a gas hob with an extractor over. Positioned in front of a large window, overlooking the rear garden, is a stainless steel sink and half with drainer. Integrated into the kitchen is a double mid-height oven, fridge freezer, dishwasher and washing machine. Tiled flooring and finishings. A door opens to the rear garden.

DINING ROOM

12'7" x 9'5" (3.84 x 2.87)

Positioned at the front of the home, overlooking the front garden. The dining room can accommodate a generous dining room table and chairs and further display furniture.

FIRST FLOOR LANDING

Doors lead to all four bedrooms and the family shower room. A further door opens to an airing cupboard and here is where the loft hatch is located, the loft is boarded.

MASTER BEDROOM

11'1" x 10'7" (3.38 x 3.23)

A generous master bedroom that can accommodate a king-size bed, bedside table, and further storage furniture. A door leads to an en-suite.

MASTER EN-SUITE

6'7" x 6'0" (2.01 x 1.83)

A well finished en-suite consisting of a shower cubical, wall hung wash basin with storage under, and a water closet. A window with privacy glass opens out towards the front of the home and there are tiled finishings.

BEDROOM TWO

11'6" x 9'7" (3.51 x 2.92)

Positioned at the back of the home, with views over the rear garden is bedroom two. This bedroom can easily accommodate a double bed, bedside tables and further bedroom furniture.

BEDROOM THREE

9'7" x 9'3" max (2.92 x 2.82 max)

Another double bedroom. Space allows for a double bed, bedside tables, and further storage furniture. A window looks out over the front of the home.

BEDROOM FOUR

9'9" x 9'4" (2.97 x 2.84)

Bedroom four would make a great space for a study or a good sized single bedroom. This room has the bonus of a fitted wardrobe. A window views out over the rear garden.

FAMILY SHOWER ROOM

7'5" x 5'6" (2.26 x 1.68)

A matching white suite consisting of a pedestal wash basin and a water closet. Double-width shower with modern tiling. An obscured window opens out over the rear of the home.

EXTERNAL

Positioned on a great plot with a generous amount of outdoor space, outlined in more detail as follows:

FRONT GARDEN

The front garden is mainly laid to lawn with a few ornamental shrubs and a path leads from the driveway past the front door to the side access of the rear garden. To the side, there is mature hedging and plenty of storage space for bins a gate allows access.

LARGE REAR GARDEN

A fantastic fully enclosed, private rear garden. The garden is well looked after with the majority of the garden being laid to lawn. To the borders are a range of ornamental bushes, fruits trees and plants. Adjacent to the home there is a patio area, making an ideal space for lounging and dining during the warmer months. A gate leads to the side and front of the home.

DRIVEWAY

To the front of the home, there is a tarmacked driveway in front of the garage, with space for two cars.

GARAGE

Accessed via an up and over door. Fitted with power and light.



