



Newbury Avenue, Calne
Guide Price £440,000



Placed opposite parkland, close countryside, local amenities, medical centre and school. This lovely five bedroom home enjoys a landscaped enclosed garden. The ground floor the home consists of a cloakroom, living room with bay window, dining kitchen with granite worktops, a sparate dining room and a utility room with integrated appliances. There is internal access to an integral garage. The five bedrooms are complemented by a family bathroom and an en-suite to the master.. Externally the home has a welcoming front garden and a landscaped rear garden offering areas for lounging, entertaining and dining. There is drive parking for two cars at the front of the home. Double glazed throughout and gas central heating.



CALNE AND SURROUNDING AREAS

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, 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.

ENTRANCE HALL

A welcoming entrance hall where balustrade stairs rise up to the first floor accommodation. A door opens to storage beneath the stairs and further doors open to the cloakroom, living room and the dining kitchen. Space allows for storage of display furniture and outdoor wear.

CLOAKROOM

A white suite cloakroom consisting of a water closet and a wall mounted wash basin. A window opens out over the front of the home.

LIVING ROOM

14'7 x 12'6 max (4.45m x 3.81m max)

With a bay window enjoying views out over the front garden of the home, the living room offers ample space for multiple sofas and display furniture. Double glass panelled doors open into the dining room and a further door leads back into the entrance hall.

DINING ROOM

11' x 10'9 (3.35m x 3.28m)

Accessed via the living room or the kitchen breakfast, is the dining room. Space allows for a generous sized table with chairs and further display furniture. Patio doors open out to the rear garden, expanding the living space during the warmer months.

DINING KITCHEN

10'9 x 9'5 (3.28m x 2.87m)

A beautifully designed kitchen which has a large window that looks out over the rear garden of the home. The kitchen has been fitted with a selection of wall and base cabinets with granite worktops over. Integrated

appliances include a dishwasher, wine fridge, mid height double oven and an electric hob with extractor over. Inset to the granite worktops is a sink. The kitchen is a good size and can accommodate a breakfast table. Spot lighting and tiled finishings. A door opens to the utility room, entrance hall and the dining room.

UTILITY ROOM

10'8 x 5'7 (3.25m x 1.70m)

Complementing the kitchen is a utility room. The room has been fitted with a range of wall and base cabinets with granite worktops over. Inset to the worktops is a sink. Integrated is a washing machine, tumble dryer and a fridge. A door opens into the garage and a further door opens out to the rear garden. A window looks out over the side of the garden. Tiled finishings.

FIRST FLOOR LANDING

A spacious balustrade landing where doors open to all five bedrooms and the family bathroom. A further door opens to a large airing cupboard. There is loft access from the landing. This is where the combi boiler is located. The roof space is accessible with a loft ladder and has power, light and partial boarding.

PRINCIPAL BEDROOM

11'7 x 11'5 (3.53m x 3.48m)

The principal bedroom has a large window enjoying views out over the front of the home and the parkland beyond. bedroom. The bedroom benefits from having a selection of fitted over head units and wardrobes. Space

allows for a king size bed, bedside tables and further bedroom furniture. A door opens to an en-suite. The bedroom also benefits from having air conditioning.

EN-SUITE

6'2 x 4'5 (1.88m x 1.35m)

Complementing the principal bedroom is this modern en-suite. Consisting of a shower, newly fitted water closet and wall mounted sink. A window opens out over the side of the home. Tiled finishings and heated towel rail.

BEDROOM TWO

12'9 x 8'5 (3.89m x 2.57m)

An excellent sized second bedroom benefiting from having mirror front wardrobes. This room can accommodate a double bed, bedside tables and further bedroom furniture. A large window looks over the front of the home.

BEDROOM THREE

11'7 x 9'4 (3.53m x 2.84m)

With a window enjoying views out over the rear garden is bedroom three. Space allows for a double bed, bedside tables and further bedroom furniture.

BEDROOM FOUR

11'2 x 8'5 max (3.40m x 2.57m max)

Bedroom four can accommodate a small double bed and further bedroom furniture. This bedroom would also make a very spacious single bedroom. A window looks out over the rear garden of the home

BEDROOM FIVE

9'5 x 6'10 (2.87m x 2.08m)

With a window enjoying views out over the front of the home is bedroom five. This room can

accommodate a single bed and further bedroom furniture. This room would also make a great home office.

FAMILY BATHROOM

6'11 x 5'6 (2.11m x 1.68m)

A modern family bathroom consisting of a panel enclosed bath with mixer taps, water closet and a pedestal wash basin. A window opens out over the rear garden of the home. Tiled finishings.

EXTERNAL

Outlined as follows:

FRONT GARDEN

A welcoming front garden which is laid mainly to gravel, creating an ideal area for pot plants. A gate gives access to the rear garden and a further gate opens to a storage area.

REAR GARDEN

A beautifully landscaped rear garden, which is fully enclosed. The garden has been arranged to allow natural areas for dining and lounging. Adjacent from the home, there is a patio with a path leading to a side gate which gives access to the front of the home. The rest of the garden is laid to lawn with flower beds to the borders. Some of the flower beds are filled with gravel, creating a great space for pot plants. In one corner of the garden is a BBQ with canopy (included in the sale) and a further patio area. The garden has been finished with decorative lighting and irrigation system.

INTEGRAL GARAGE

16'3 x 8'2 (4.95m x 2.49m)

Accessed via an up and over door or a pedestrian door from the utility room is the garage. Fitted with power and light.

PARKING

To the front of the home there is parking for two cars.

COUNCIL TAX BAND

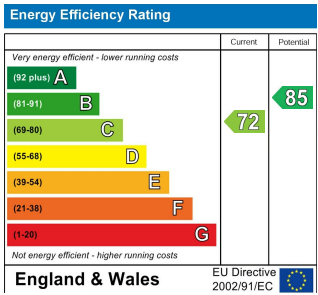
Council Tax Band E.

NB

External photographs taken summer 2024.







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

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