



Dew Way, Calne
£410,000



A very well presented detached home with a garage, side driveway and a southerly garden. Placed close to countryside, this four bedroom home was built in recent years and enjoys excellent living space overall. The ground floor boasts a spacious fitted dining kitchen, a living room with bay window, a hallway and a guest cloakroom. The first floor offers three double bedrooms, one with ensuite, and a family bathroom. The second floor is where the impressive principal bedroom suite is located, with large dressing area and en suite. Perfect for a family who need space and flexibility. The garden has a paved patio and raised deck area for entertaining and a flat lawn for recreation. There is gas central heating and double glazing. Penn Wood Nature Reserve is within walking distance as are the facilities of the Tesco superstore.



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

The home is well placed for local facilities and commuting. A short walk away is the large Tesco Superstore and there is a further store planned to offer an extra shopping experience. The 55 bus operates on average every 20 minutes during the day and has a good evening service. This bus connects Chippenham to Swindon rail stations. It takes in Calne, Royal Wootton Bassett, Lyneham and the villages in-between. The home is also close to idyllic countryside and dog friendly walks including Penn Wood Nature Reserve.

ENTRANCE HALL

A spacious and welcoming hallway, giving access to the living room, kitchen dining room and guest cloakroom. Stairs rise to the first floor and there is an understairs storage cupboard. Wood-effect laminate flooring.

LIVING ROOM

16'09 x 10'09 (5.11m x 3.28m)

With a bay window viewing out to the front of the home, the living room offers ample space for sofas and armchairs, alongside other furniture. Fitted with carpet.

GUEST CLOAKROOM

5'06 x 3'02 (1.68m x 0.97m)

The guest cloakroom comprises a pedestal water closet and corner pedestal hand basin. A window with privacy glass faces the side. Wood-effect laminate flooring.

KITCHEN DINING ROOM

18'04 x 12 (5.59m x 3.66m)

The kitchen diner is an impressive size, offering space for a large dining set, as well as a sofa and further furniture. Patio doors open out to the garden, expanding the living area in the fine weather. A perfect room for the modern day family or for those who like to entertain, the kitchen is very well equipped with integrated fridge freezer, dishwasher, washing machine, mid-height double fan ovens, 6-ring gas hob and extractor hood. The combi boiler is situated in a cupboard here. The wall and base cupboards and pan drawers are glossy white with wood-effect laminate worktops. Stainless steel sink and drainer, subway-style wall tiling and wood-effect laminate flooring. A further window views over the garden.

FIRST FLOOR

Carpeted stairs rise to the first floor landing where there is a window to the side aspect. Doors open to bedrooms two, three and four and the family bathroom.

BEDROOM TWO

14'07 x 10'09 (4.45m x 3.28m)

With a window facing to the front of the home, this bedroom is an excellent size and can happily accommodate a kingsize bed, bedside tables, wardrobes and further furniture. A doors leads to the en suite.

EN SUITE

7'05 into shower recess x 4'06 (2.26m into shower recess x 1.37m)

Bedroom two's en suite comprises a double shower cubicle with glass sliding door, a pedestal water closet and wash basin. Towel radiator, tiled finishings and tile-effect vinyl flooring.

BEDROOM THREE

12 x 10'09 (3.66m x 3.28m)

A good size double room that has ample space for a kingsize bed, wardrobe and further furniture. Currently used as a child's bedroom. A window views over the rear garden. Fitted with carpet.

BEDROOM FOUR

12'01 max x 7'03 (3.68m max x 2.21m)

An extremely generous fourth bedroom that could fit a double bed if required. Currently utilised as a home office. Window to the rear aspect and fitted with carpet.

SECOND FLOOR

Carpeted stairs rise to the second floor landing where there is a deep store cupboard and a door opens to the principal bedroom suite. A window faces to the side.

PRINCIPAL BEDROOM SUITE

21'10 x 11'02 (6.65m x 3.40m)

A lovely dual-aspect principal bedroom suite, with large dressing/seating area and en suite. Spacious enough to fit a kingsize bed, bedside tables, dressing table, sofa and wardrobes, alongside further furniture. A dormer window views to the front and a velux window faces the rear garden. Fitted with carpet. There is access to the loft from this room.

EN SUITE

6'11 x 6'09 (2.11m x 2.06m)

The principal en suite comprises a shower cubicle, pedestal water closet and basin set into a vanity which extends the width of one wall, with cupboards and drawers for storage. A Velux window faces the garden. Towel radiator, tile finishings and tile-effect vinyl flooring.

REAR GARDEN

The garden is south-facing, private and fully enclosed. A paved patio offers space for al fresco dining with container planting and further established shrubs and plants to the borders. A lawned area with stepping stone path takes you to a raised decked seating area with pergola. Outdoor power socket. Side gate to the driveway.

GARAGE

A larger-than-average single garage with power, light and eaves storage.

DRIVEWAY PARKING

The side driveway offers tandem parking for up to three cars.

COUNCIL TAX BAND

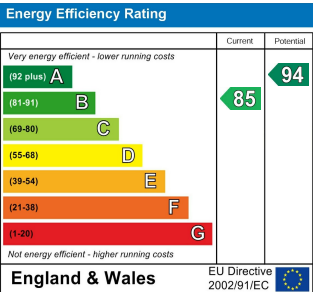
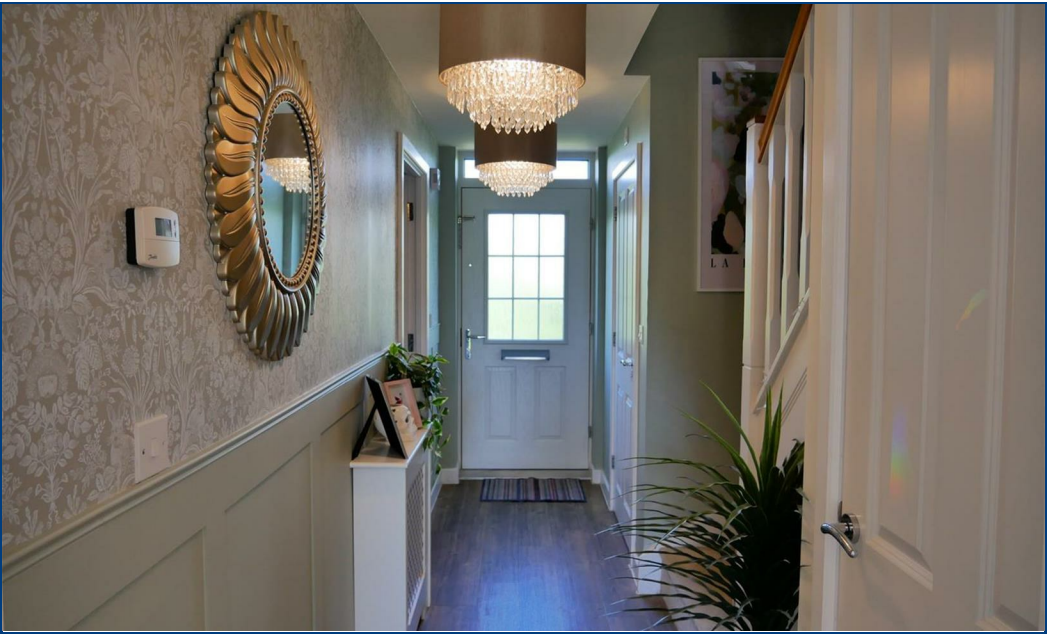
Council Tax Band E.

NOTE

There is an annual fee payable for the upkeep of the common areas of the development. Please contact Butfield Breach for details.







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

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