



Sparrow Crescent, Calne
£489,950



A double fronted detached home enjoying an enclosed rear garden, an attached garage with access to the home and views over green spaces with countryside beyond. The home has been built in very recent times and enjoys four double bedrooms. The bedrooms are complemented by two en-suites and a four piece family bathroom. The ground floor has a formal hall, study and guest cloakroom. The living room and dining room have connecting double doors that expand living and interacting spaces. In turn the dining room has a wide opening to the kitchen breakfast room which is perfect for entertaining. The home has a laundry room and has gas central heating plus double glazing. The exterior has drive parking.



LOCATION

The property is placed to the North of the centre of Calne in a residential estate developed in recent years. The development has numerous green spaces and is on the edge of countryside.- offer idyllic country walks. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops on Church Street and the River Marden. Calne is the home of the Wiltshire Cure (Wiltshire Ham and Bacon) and key in the Discovery of Oxygen.

TOWN FACILITIES

The property offers a gentle walk to medical centres and pharmacies. Calne centre offers two Supermarkets, a good selection of shops, restaurants and eateries. On the southern and northern edges are two leisure centres with one having a swimming pool. The northern sector also has a large Tesco Supermarket that is a gentle walk from the home.. There are a number of primary schools within easy access and the town has a secondary school.

ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. The A4 offers routes westerly to Bowood/Derry Hill, Chippenham, Bath and the M4 westbound. To the the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough. On the doorstep is the No 55 Bus offers a regular service connecting the train stations of Chippenham and Swindon plus taking in the villages in-between.

FORMAL HALL

A formal hall with doors that open to the living room, office study, guest cloakroom and to the rear dining room. There is space for display furniture. Front access door and a window looks out over the front garden. Tile floor.

GUEST CLOAKROOM

5'6 x 3'10 (1.68m x 1.17m)

Tile floor, water closet and a pedestal wash basin. Extractor fan.

STUDY/OFFICE

10'3 x 6' (3.12m x 1.83m)

A window views out over the front garden and countryside beyond. There is room for a desk and further items of furniture to support. Tile floor.

LIVING ROOM

18'6 x 12'9 (5.64m x 3.89m)

A window views out over the front garden and onto countryside beyond. Double doors open to the dining room to expand the living and interacting space. There is room for a number of sofas and further items of furniture,

DINING ROOM

16' x 11'6 (4.88m x 3.51m)

The separate dining room has space for a large dining table, chairs as well as further dining furniture to complement. Tile floor. French doors open out onto the rear garden and expand the living space in fine weather. Two windows look out to the rear garden also. There is a wide opening to the kitchen.

FITTED BREAKFAST KITCHEN

13'9 x 11'6 (4.19m x 3.51m)

There is a selection of quality fitted wall and floor cabinets with under cabinet lighting. Integrated dishwasher. Inset one half sink and drainer. Range cooker with five ring gas hob. Integrated fridge and freezer. Integrated microwave oven. There is room for a breakfast table and the wide opening to the dining room allows for interaction with dinner guests. A window looks out over the rear garden and there is access to the laundry room Tile floor.

LAUNDRY ROOM

9'9 x 5'4 (2.97m x 1.63m)

There is a selection of floor cabinets with work surfaces. Inset stainless steel sink and drainer. Room has been allowed for a washing machine and a dryer. A door gives access to the garage.

FIRST FLOOR LANDING

Doors open to the bedrooms and to the main bathroom.

MASTER BEDROOM

13'9 x 12'4 (4.19m x 3.76m)

Two double wardrobes. A window looks out over the front garden and countryside beyond. There is room for a super king-size bed and extra furniture. Access to the en-suite.

MASTER EN-SUITE

8'2 x 4'9 (2.49m x 1.45m)

The suite offers you a pedestal wash basin, water closet and a double walk-in shower. Tile floor and tile finishes. Window with privacy glass. Chrome towel rail radiator. Extractor fan and shaver point.

BEDROOM TWO- GUEST

13' x 9'10 (3.96m x 3.00m)

Deep double wardrobe. A window looks out over the front garden and countryside beyond. Space for a super king-size bed.

GUEST EN-SUITE

7'1 x 4'10 (2.16m x 1.47m)

Double walk-in shower, water closet and a pedestal wash basin. Tile floor and tile finishes. Extractor fan, shaver point and window with privacy glass. Chrome towel rail radiator.

BEDROOM THREE

13' narrowing to 10'8 x 9'9 (3.96m narrowing to 3.25m x 2.97m)

A window looks out over the rear garden. Double wardrobe. There is room for a large double bed and further items of bedroom furniture.

BEDROOM FOUR

12'6 x 9'3 (3.81m x 2.82m)

A window looks out over the rear garden. Space for a double bed and further items of bedroom furniture.

FOUR PIECE BATHROOM

9'4 x 6'6 (2.84m x 1.98m)

The suite offers a panel enclosed bath with mixer tap, large walk-in double shower, pedestal wash basin and a water closet. Chrome towel rail radiator, shaver point and window with privacy glass. Tile floor, tile finishes and an extractor fan.

FRONT GARDEN

The garden has a hedge boundary to the front and a flat lawn.

DRIVE PARKING

The drive leads to the garage and has parking for up to two vehicles side by side. Side access to the rear garden.

ATTACHED GARAGE

19'8 x 10'9 (5.99m x 3.28m)

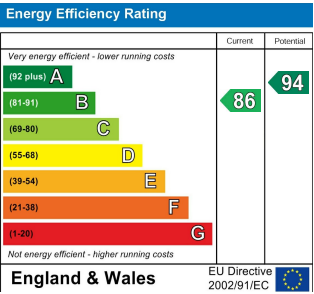
The garage has an up and over door for front vehicle access plus a personal door which opens to the rear garden. There is the advantage of an access door to the laundry room. Power and light. The eaves offers storage opportunities. Gas central heating boiler.

REAR ENCLOSED GARDEN

The garden is fence enclosed and features a number of ornamental trees. A patio stretches across the rear of the home and offers a range of areas to outside dine, entertain and relax.







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

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