



Juniper Close, Calne
£525,000

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- **DOUBLE FRONTED DETACHED HOME**
- **TWO EN-SUITES**
- **LANDSCAPED GARDEN**
- **GARAGE WITH POWER AND LIGHTING**
- **TWO CAR DRIVE PARKING**
- **FOUR BEDROOMS**
- **DOWNSTAIRS STUDY**
- **NO CHAIN & VACANT**
- **BUILT IN 2019 - NHBC 4 YEARS REMAINING**



11, Juniper Close

A double fronted detached home enjoying views over green spaces with countryside beyond. A detached garage, private driveway, and a good-sized enclosed rear garden. The home has been built in recent times and enjoys four double bedrooms. The bedrooms are complemented by two modern 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 utility room and has gas central heating plus double glazing. The exterior has drive parking for two vehicles.

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 offering 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 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 And 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.

The Home:

Outlined in further detail as follows:

Entrance Hall

Immediately, you step into the formal entrance hall with stairs rising to the 1st floor landing and doors leading to the living room, kitchen, study, and downstairs cloakroom. Access also to an under stairs cupboard fitted with power outlets. A window fitted with shutters faces the front of the home and fills the room with natural light.

Living Room

11'10 x 18'01 (3.61m x 5.51m)

A bright, dual aspect room with a bay window looking out the side of the home and another window which views out towards the front garden, green spaces and fields beyond. There is room for a number of sofas and display furniture, with double doors opening to the dining room.

Dining Room

15'08 x 11'03 (4.78m x 3.43m)

Linked to the kitchen by a wide opening- making it perfect for entertaining and interacting- the dining room has space for a large dining table and display furniture. French doors with fitted shutters open to the rear garden and expand the living space in the warmer months, with two windows looking out over the rear garden also.

Fitted Kitchen

13 x 11 (3.96m x 3.35m)

There is a selection of fitted wall and floor cabinets offering plenty of storage with under-cabinet lighting. Inset to the counter is a one and a half stainless steel sink with a drainer. Integrated appliances include a dishwasher, fridge freezer and a microwave oven. There is also a fitted 5 ring gas hob with electric oven and extractor hood over. A door leads to the laundry room and a window views out over the rear garden. Separate extractor fan and fitted water softener. Laminate flooring throughout.

Utility Room

10'6 x 5 (3.20m x 1.52m)

A door leads out to the side of the home with easy access to the rear and front garden. Fitted floor cabinets offer storage with space allowed for both a washing machine and tumble dryer. Inset stainless steel sink and drainer. The boiler is located here also, an Extractor fan fitted, and laminate flooring.

Study/Office

5 x 10 (1.52m x 3.05m)

A window with fitted shutters views out to the front of the home. There is space for a desk and additional supporting furniture.

Guest Cloakroom

3'09 x 5' (1.14m x 1.52m)

Water closet and a pedestal wash basin. Extractor fan and tiled flooring.

Master Bedroom

14' x 10' (expanding to 15'1 x 11'1) (4.27m x 3.05m (expanding to 4.60m x 3.38m))

A window with fitted shutters views out to the front of the home. There is ample space for a super king-size bed with additional furniture. Two sets of built-in, double wardrobes create plenty of storage space. A door leads to the master en-suite.

Master En-Suite

8' x 4' (2.44m x 1.22m)

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

9'1 x 12'1 (2.77m x 3.68m)

Another large room with plenty of space for a super king size bed and further supporting furniture, in addition to the built-in double wardrobes. A window fitted with shutters views towards the front of the home, and a door leads through to the guest en-suite.

Guest En-Suite

7' x 4'1" (2.13m x 1.24m)

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

9' x 10' (13' including recess) (2.74m x 3.05m (3.96m including recess))

A spacious double room viewing over the rear garden. There is ample space for a double bed and further furniture, in addition to a recess in the wall ideal for wardrobes and storage.

Bedroom Four

9'1 x 11'11 (2.77m x 3.63m)

Also offering space for a double bed , wardrobes and additional furniture. A window views out over the rear garden.

Four Piece Bathroom

9' x 6'1 (2.74m x 1.85m)

The suite offers a panel enclosed bath with mixer tap and separate shower attachment, 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.

Outside Space:

The outside space for the home is as follows:

Front Garden

Designed with ease of maintenance in mind, the front garden is mainly laid with artificial lawn with a section of mature ornamental plants. To the side of the home, a gate gives access to the rear garden.

Rear Garden

The garden is fence enclosed and has been landscaped to offer a number of areas to dine, entertain and relax. The French doors lead from the dining room onto the patio which stretches across the length of the home. From there, pathways lead to areas of lawn and patio with a pergola placed to one corner of the garden, creating an additional area for entertaining and alfresco dining in the warmer months. There are power outlets here also.

Garage

Accessed via an electric roller door to the front, or a pedestrian door from the garden. Power, lighting and easily accessible eaves make it ideal for storage and a very usable space.

Drive Parking

To the front of the home and placed in front of the garage is space for two cars side by side

Notes

The home is subject to a service charge. Please speak to Butfield Breach for further details.





The Barbury

- a four bedroom two storey house



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

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