



**Sumbler Drive, Calne**  
**Price Guide £335,000**



**NO CHAIN!** This three-bedroom detached home is placed in the highly desirable, newly built Regent Park development. The home is spacious and well-presented throughout. Internally on the ground floor is an entrance hall, cloakroom, living room, and a generous-sized dining kitchen complimented by a utility room. On the first floor, there are three bedrooms, two of which are double, and the principal bedroom has an en-suite. There is also a family bathroom. Externally there is a fantastic sized landscaped rear garden with rooftop views over Calne, garage, and parking. Double glazing and gas central heating.



## ACCESS & AREAS CLOSE BY

Calne is surrounded by some of the most beautiful countryside that Wiltshire has to offer. To the north the by-pass offers routes westerly to Chippenham, Bath and the M4 westbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound to London. The centre of Calne has a Heritage Quarter that features a Norman Church, Merchant Green, quaint shops and the river Marden. Easterly along the A4 you will come to the Cherhill White Horse, Historic Avebury, Silbury Hill and then onto Marlborough.

## LOCATION

Ideally placed with a short walk to a convenience store and the town centre. The home is in the catchment for multiple primary schools and also a secondary school. There is also a cut through which allows for excellent dog walking routes and access to the 404 cycle route.

## THE HOME

Outlined in more detail:

### ENTRANCE HALL

Upon entering the home, you come to a welcoming entrance hall, where balustrade stairs rise to the first floor, and doors open to the living room, cloakroom, and dining kitchen. A further door opens to storage above the stairs. A window opens out over the side of the home, laminate flooring.

### CLOAKROOM

**5'7 x 3' (1.70m x 0.91m)**

From the entrance hall, you come to a cloakroom with a water closet and a pedestal wash basin. Tiled finishings.

### LIVING ROOM

**12'5 x 11'1 (3.78m x 3.38m)**

The living room has a large window that opens out over the front of the home. Space allows for multiple sofas and display furniture. Carpeted flooring.

### DINING KITCHEN

**18' x 9'6 (5.49m x 2.90m)**

Following on from the entrance hall, you come to the

dining kitchen. The room has been arranged allowing natural areas for cooking and dining, ideal for those who like to interact with dinner guests. The kitchen has been fitted with a range of wall and base cabinets with a peninsular unit creating a natural divide. Integrated into the kitchen are a fridge freezer, dishwasher, electric oven, and an electric hob with an extractor hood. Beneath a window enjoying views out over the rear garden is a sink and a half with a drainer. A door leads through to the utility room. To the other end of the room space allows for a dining room table and chairs. French doors open out to the rear garden. Tiled finishings, spot lighting, under-counter lighting, and laminate flooring.

### UTILITY ROOM

**5'9 x 5'5 (1.75m x 1.65m)**

With a window opening out over the side of the home is the utility room, fitted with a base unit and work surfaces. Space and plumbing allow for a washing machine and tumble dryer. Here is where the boiler is housed.

### FIRST FLOOR LANDING

A spacious balustrade landing, full of natural light from a window looking out over the side of the home. Doors open to all three of the bedrooms, and the family bathroom, as well as a storage cupboard.

### PRINCIPAL BEDROOM

**12'11 x 10'10 (3.94m x 3.30m)**

With a window opening out over the front of the home, is the principal bedroom. Space allows for a double bed, bedside tables, and further bedroom furniture. Carpeted flooring. A door leads through to an en-suite.

### EN-SUITE

**5'11 x 5'11 (1.80m x 1.80m)**

Complementing the principal bedroom is an en-suite, which consists of a shower cubical, water closet, and wash basin. Tiled finishings and heated towel rail. A window with privacy glass opens out over the front of the home.

### BEDROOM TWO

**9'7 x 9'7 (2.92m x 2.92m)**

Bedroom two allows for a double bed, bedside tables, and further bedroom furniture. A window enjoys views out over the rear garden. Carpeted flooring.

### BEDROOM THREE

**9'2 x 8'4 (2.79m x 2.54m)**

Also with a window enjoying views out over the rear garden is bedroom three. This room is an excellent-sized single, with further space for other bedroom furniture. Carpeted flooring.

### FAMILY BATHROOM

**6'10 x 5'7 (2.08m x 1.70m)**

The family bathroom consists of a panel-enclosed bath, a water closet, and a wash basin. Tiled finishings. A window with privacy glass opens out over the side of the home.

### EXTERNAL

Outlined in more detail:

### REAR GARDEN

Adjacent to the dining kitchen, is the landscaped rear garden. The garden has been designed to allow areas for lounging and dining furniture during the warmer months. Steps lead down to an area laid to patio and to decking. The rest of the garden is laid to lawn. A gate allows access to the driveway.

### GARAGE

Accessed via and up and over door, fitted with power and light.

### PARKING

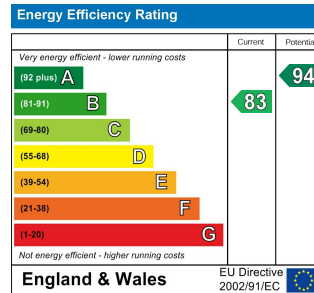
To the front of the garage is parking.

### N.B

Please note, that each home in the development contributes to the upkeep of the common areas.







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

You may download, store and use the material for your own personal use and research. you may not republish, retransmit, redistribute or otherwise make the material available to an party or make the same available on any website, online service or bulletin board of your own or of any part or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.