



Richmond Road, Calne
£400,000



Four double bedrooms and a southerly garden are featured at this detached home. There is the bonus of a garage and drive parking. The bedrooms are supported by an en-suite to the master and a family bathroom. The ground floor gives you an entrance hall, study, guest cloakroom, and a living room with a bay window. There is also a kitchen breakfast room, utility room, separate dining room, and a vaulted conservatory. There is gas central heating and double glazing. The home is located close to local facilities including a supermarket, medical centre, parkland, and a primary school.



LOCATION

The home is placed on a residential estate to the north of Calne centre. Within walking distance is a local primary school, medical centres, a pharmacy, leisure centre and a Tesco Express supermarket. The facilities of Calne centre and the new Tesco Superstore are also within easy reach and a flat walk away.

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.

ENTRANCE HALL

The hall has doors that give access to the study, guest cloakroom, fitted kitchen and living room. Stairs rise to the first floor. Laminate floor.

GUEST CLOAKROOM

6'0 x 3'4 (1.83m x 1.02m)

Wash basin set into a freestanding vanity cabinet. Low-level water closet. Chrome towel rail radiator. Tile floor and tile finishes. Window with privacy glass.

STUDY OFFICE

6'10 x 6'9 (2.08m x 2.06m)

LIVING ROOM

15'0 x 12'0 (4.57m x 3.66m)

A bay window looks out over the front. Laminate floor and the focal point of a fire surround with pebble effect electric fire. There is room for numerous sofas and further items of living room furniture. Open lobby.

OPEN LOBBY

The open lobby has a door leading to the dining room and a door opens into a deep store cupboard.

DINING ROOM

10'0 x 9'8 (3.05m x 2.95m)

This room offers space for a large dining table and chairs.

There is room for further items of furniture to support.

French doors open to the conservatory and there is a door to the kitchen breakfast room. Laminate floor.

CONSERVATORY

12'0 x 9'9 (3.66m x 2.97m)

Vaulted ceiling and windows to two sides. French doors open out onto the rear garden and expand the living space in fine weather. Tile floor and underfloor heating. Electric wall radiator. A spacious room with space for a number of sofas and further furnishing.

KITCHEN BREAKFAST ROOM

12'0 x 9'9 (3.66m x 2.97m)

There is a selection of fitted wall and floor cabinets with woodblock work surfaces. Inset enamel double sink with mixer tap. Integrated dishwasher. Inset electric oven, hob and contemporary filter hood over with stainless steel cooker guard. Room is been allowed for a fridge freezer. Under cabinet lighting and a window views out over the rear garden. Tile floor. Door to the utility. A small breakfast table and chairs can be accommodated.

UTILITY

6'0 x 5'1 (1.83m x 1.55m)

Worktop with space for a washing machine and a dryer. Fitted wall cabinets and tile finishes. Gas central heating boiler. A glazed door opens out onto the side garden.

FIRST FLOOR LANDING

A balustrade landing with doors leading to the bedrooms and bathroom. There is a window to the side and access to the loft.

MASTER BEDROOM

11'2 x 8'10 plus wardrobes and door recess (3.40m x 2.69m plus wardrobes and door recess)

The bedroom has space for a large double bed and extra items of bedroom furniture. There are two sets of double fitted wardrobes with a walk through to the en-suite. A window gives a view out over the rear garden.

MASTER EN-SUITE

9'7 x 3'4 (2.92m x 1.02m)

Chrome towel rail radiator, water closet, pedestal wash basin and a generous shower cubicle. Extractor fan. Tile finishes

BEDROOM TWO

13'6 x 10'0 (4.11m x 3.05m)

A window views out over the front. Space double bed and further items of bedroom furniture. A recess allows for wardrobes to be fitted discreetly.

BEDROOM THREE

14'3 x 8'7 (4.34m x 2.62m)

A window looks out to the front. There is a recess to one side allowing space for a wardrobe. There is room for a double bed and extra items of furniture to support.

BEDROOM FOUR

10'0 x 8'0 (3.05m x 2.44m)

A window views out over the rear garden. There is room for a double bed and further furniture.

BATHROOM

7'1 x 6'9 (2.16m x 2.06m)

The suite offers a panel-enclosed bath with a shower screen. Hand shower and raindrop shower over. Water closet and a vanity cabinet with inset wash basin. Tile floor and chrome towel rail radiator. Tile finishes. Window with privacy glass. Dresser lights.

FRONT GARDEN

Ornamental fencing in between small pillars on the front boundary. Shingled garden for pot plant display. A path rises to the front door which has a storm porch over it.

REAR GARDEN

The garden is enclosed and has a southerly aspect. Organised for ease of maintenance, relaxing and entertaining in mind. There is the feature of a circular patio area that is perfect for outside furniture. The majority of the garden is shingled allowing for pot plant display. The garden also runs down the side of the home. A gate at the rear opens to the drive.

DRIVE

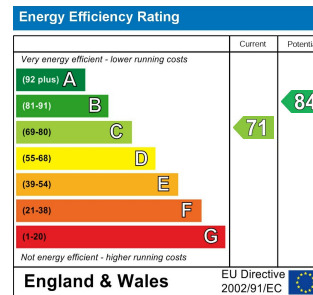
Placed in front of the garage the drive has space for one vehicle to park comfortably. Access to the garage.

GARAGE

17'2 x 9'3 (5.23m x 2.82m)







Directions: For exact location 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.