



**Sparrow Crescent, Calne**  
**Asking Price £525,000**



A double fronted detached home enjoying a large landscaped rear garden and views over green spaces and countryside beyond. The home has been built in very recent times and enjoys four double bedrooms- all with built in wardrobes. 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 both gas central heating plus double glazing. The exterior has drive parking, a large detached garage and the owners have invested in seventeen mature trees to improve the frontage and enhance the future privacy of the rear garden.



## 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 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

**15'10 x 10'9 maximum I shaped (4.83m x 3.28m maximum I shaped)**

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 3'5 (1.68m x 1.04m)**

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

## STUDY/OFFICE

**10'2 x 5'10 (3.10m x 1.78m)**

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

## LIVING ROOM

**18'2 x 11'11 (5.54m x 3.63m)**

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 sofas and further items of furniture,

## DINING ROOM

**16' x 11'3 (4.88m x 3.43m)**

The separate dining room has space for a large dining table, chairs plus 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.

## KITCHEN BREAKFAST ROOM

**13'1 x 11'3 (3.99m x 3.43m)**

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

**9'6 x 7'4 (2.90m x 2.24m)**

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. Cupboard housing gas central heating boiler. A glazed door gives access to the side.

## FIRST FLOOR LANDING

Doors open to the bedrooms and to the main bathroom.

## MASTER BEDROOM

**14'1 x 11'11 (4.29m x 3.63m)**

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.

## 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

**12'11 x 9'10 (3.94m x 3.00m)**

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

## GUEST EN-EN-SUITE

**7' x 4'9 (2.13m x 1.45m)**

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

## BEDROOM THREE

**13'1 x 12'11 (3.99m x 3.94m)**

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

## BEDROOM FOUR

**11'11 x 9'8 (3.63m x 2.95m)**

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

## FOUR PIECE BATHROOM

**9'6 x 7' (2.90m x 2.13m)**

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

This garden has a number of flat lawns with pathways leading to the front access door and down the side of the home to the rear garden gate. Storm awning over the front door. The garden features mature bushes, two flowering cherry trees and a wisteria.

## SIDE DRIVE PARKING

To the side of the home is a drive that can accommodate two vehicles to park side by side. There is the opportunity to create a further space if required.

## DETACHED GARAGE

**19'2 x 10' (5.84m x 3.05m)**

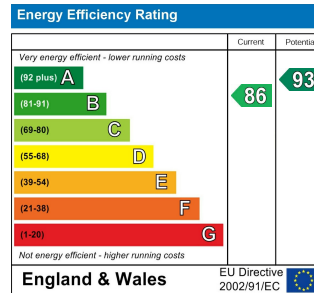
Generous in size access is through an up and over door to the front off the drive. Power and light. Personal door also.

## LARGE REAR ENCLOSED GARDEN

The rear garden is excellent in size. It has pleasing westerly aspects. Adjacent to the home are two large patio areas that are ideal for outside dining and entertaining. The majority of the garden offers a flat lawn which is perfect for recreation and future cultivation. The current owners have planted numerous mature trees to offer future privacy. These include- seven olive, two Plum, one flowering cherry, one magnolia and three eucalyptus.







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

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