





# 28 Weston Close, Calne, SN11 8GY

GOODMAN WARREN BECK

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Price Guide £475,000

**SIMPLY STUNNING!** A lovingly maintained and beautifully presented four bedroom detached house ideally situated in this sought after David Wilson development. Presented in show home order throughout the ground floor offers a spacious and welcoming reception hall, sitting room with feature fireplace and bay window, study, an impressive light and airy kitchen/dining/family room with an extensive range of high gloss units, integrated appliances and French doors opening into the garden, utility room and cloakroom. The first floor boasts an good size landing, master bedroom with fitted wardrobes and en-suite shower room, three further good size bedrooms all with fitted wardrobes and a family bathroom with bath and separate shower. Other benefits include uPVC double glazing and gas central heating. To the side of the property is a driveway providing off road parking leading to an oversized detached garage. To the rear is an attractive and well tended garden with a paved seating area, lawn, flower and shrub borders and screening providing privacy.

## Situation

The property is situated within the market town of Calne. The town offers a range of local amenities including two supermarkets, coffee shops and cafe's, independent shops, a library, sports centre, a regular market, numerous primary schools and a secondary school. There is also a bus stop close by giving accessibility to the neighbouring towns with a further range of amenities. Calne is an expanding North Wiltshire town within easy travelling distance of nearby larger towns, which include Chippenham 6 miles and Swindon 18 miles. Junction 16 and 17 of the motorway are both easily accessible from the town, whilst a mainline railway station at Chippenham provides regular services to London Paddington.

## Accommodation Comprising:

### Reception Hall

Part glazed door leading to entrance hall, doors to sitting room, study, cloakroom and kitchen. Laminate flooring, radiator, stairs to first floor landing.

### Cloakroom

Close coupled WC. Pedestal wash basin with chrome mixer tap and tiled splashback. Radiator. Storage cupboard. Wood laminate flooring.

### Study

uPVC double glazed window to front. Radiator. Wood laminate flooring.

### Sitting Room

uPVC double glazed bay window to front. Two radiators. Feature electric fireplace.

### Kitchen

uPVC double glazed French doors to rear. Two radiators. Wood laminate flooring. Range of high gloss drawer and cupboard base units with matching wall mounted cupboards. Worksurface with matching upstands and inset one and a half bowl single drainer stainless steel sink unit with chrome mixer tap. Built-in hob with

splashback and stainless steel extractor over. built-in eye level double oven. Integrated dishwasher and fridge/freezer. Spotlights to kitchen area.

### Utility Room

Double glazed door to rear. Radiator. Range of high gloss cupboards with matching wall mounted cupboards. Worksurfaces with matching upstands and inset single bowl single drainer stainless steel sink unit with chrome mixer tap. integrated washing machine. Space for tumble drier. Cupboard housing boiler. Wood laminate flooring. Radiator.

### First Floor Landing

uPVC double glazed window to side. Doors to bedrooms and bathroom. Airing cupboard. Access to loft space.

### Bedroom One

uPVC double glazed window to front. Two built in wardrobes. Radiator. Door to:

### Ensuite

Close coupled WC. Pedestal wash hand basin with chrome mixer tap. Extra wide fully tiled shower cubicle. Extractor. Spotlights. Shaver point.

### Bedroom Two

Two uPVC double glazed windows to rear. Radiator. Built-in wardrobe.

### Bedroom Three

Two uPVC double glazed windows to front. Radiator. Built in double wardrobe.

### Bedroom Four

uPVC double glazed windows to rear. Radiator. Built-in double wardrobe.

### Bathroom

Obscure uPVC double glazed window to rear. Close coupled WC. Pedestal wash basin with chrome mixer tap. Tiling to principal areas. Fully tiled shower cubicle. Ladder radiator. Tiled flooring. Extractor.

## Outside

### Front Garden

Path to front door. Slate chippings and shrubs.

### Garage

Up and over door. Power and light. Eaves storage.

### Rear Garden

Attractive and well tended garden fully enclosed with gated side access. Extensive patio area with lawn beyond and well stocked flower and shrub borders. Trellis screening providing privacy. Further strip of garden beyond screening ideal for growing fruit and vegetables. Outside tap.

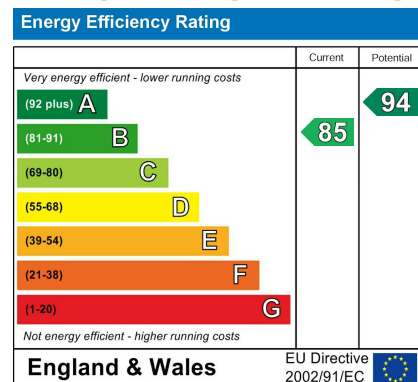
## Directions

From Chippenham take the A4 to Calne. On approaching Calne turn left on to the bypass and follow the road, eventually passing Tesco on your right. Turn right at the next roundabout and Weston Close can be found on the left hand side.

## Agents Note

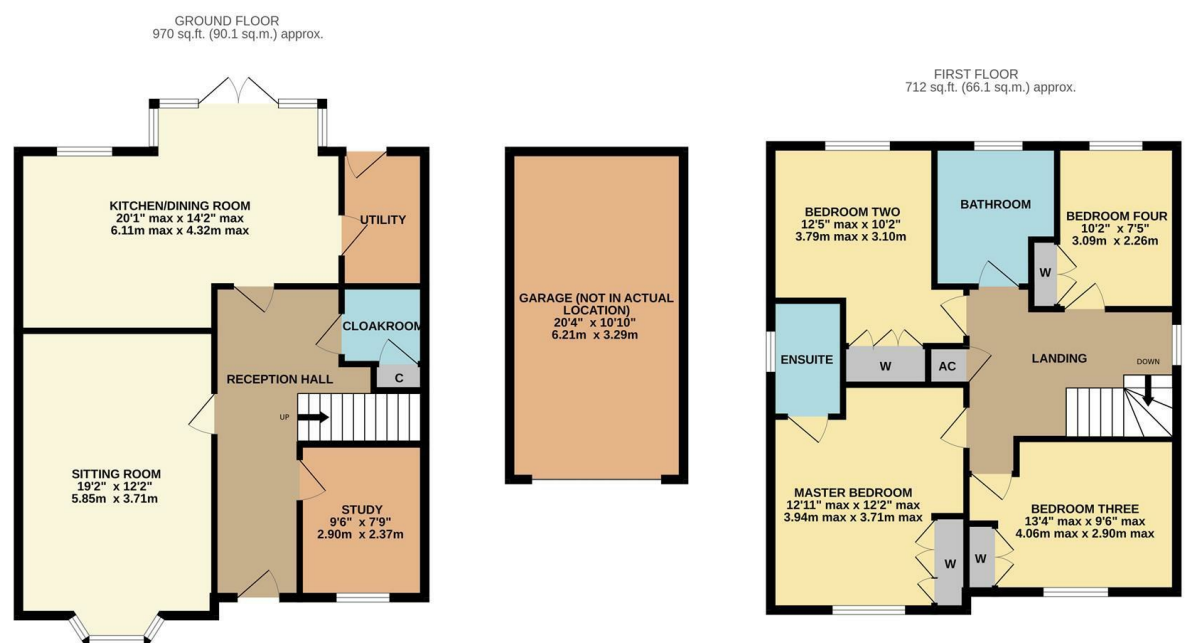
Please be aware there is an Estate Management Charge of £255.86 per annum although last year it was less than this and the sellers received a refund.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: E

Tenure: Freehold



TOTAL FLOOR AREA: 1682 sq.ft. (156.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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