



# 5 Britannia Drive, Calne, SN11 8GH

This stunning three bedroom detached Cotswold stone property in a small exclusive development on the outskirts of Calne, close to the open countryside, bus links, amenities and schools. The home is impeccably maintained throughout with high quality fixtures and fittings. The ground floor accommodation offers a reception hall with useful storage cupboard and guest cloakroom and open plan style kitchen/dining room leading through to the living area with French doors to the garden. On the first floor there are three bedrooms with the master having an en-suite and built-in wardrobes and a modern family bathroom. Other benefits include double glazing and gas central heating with underfloor heating throughout the ground. To the rear is an enclosed garden with paved patio, lawn and gravelled areas. There is then a single garage with two parking spaces to the front and side.

## 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:

### Entrance Porch

Covered entrance porch with entrance door to hallway

### Reception Hall

Stairs to first floor. Storage cupboard. Vinyl flooring with underfloor heating. Doors to:

### Cloakroom

Obscured double glazed window to front. Fitted suite comprising vanity wash basin with mixer tap and close coupled WC with concealed cistern. Tiling to principal areas. Tiled flooring with underfloor heating. Extractor.

### Kitchen/Dining room

Double glazed window to front. Fitted with modern high gloss drawer and cupboard base units with matching wall mounted cupboards. Wood effect work surfaces with matching upstands and inset one and a half bowl sink unit with pull out mixer tap. Built-in stainless steel five ring gas hob with splashback and extractor over. Built-in stainless steel eye level double oven. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Vinyl flooring with underfloor heating. Spotlights.

### Rear Garden

Enclosed rear garden laid to lawn with paved and gravel areas. Raised borders.

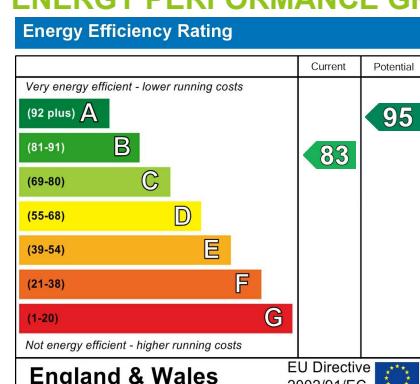
### Garage & Driveway

Garage with up and over door, power, light and eaves storage. Driveway to the front providing off road parking with additional parking space to the side.

### Directions

From Chippenham take the A4 to Calne. Turn left at the roundabout on to the town outskirts along Greenacres Way. Proceed over the next two roundabouts then take the next right into Stanier Road. At the T junction turn right onto Oxford Road. At the roundabout turn left into Sandpit Road and its the second turning on right. The property will then be found on the right hand side.

## ENERGY PERFORMANCE GRAPHS



Council Tax Band: D

Tenure: Freehold

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£365,000

### Sitting Room

Double glazed window and French doors to rear overlooking garden. Storage cupboard. Vinyl flooring with underfloor heating.

### Cupboard

### First floor Landing

### Master Bedroom

Double glazed window to rear. Radiator. Vinyl flooring. Door to:

### En-suite Shower Room

Chrome ladder radiator. Tiled Shower cubicle with rainfall shower head. Fitted suite comprising vanity wash basin with soft-close drawers and mixer tap and close coupled WC with concealed cistern. Tiled to principal areas. Spotlights. Extractor. Shaver point.

### Bedroom Two

Double glazed window to front. Radiator. Vinyl flooring

### Bedroom Three

Double glazed window to rear. Radiator. Vinyl flooring

### Bathroom

Obscured double glazed window to front. Chrome ladder radiator. Panelled bath with chrome filler, separate shower over and glass shower screen. Modern fitted suite comprising vanity wash basin with soft-close drawers and mixer tap and close coupled WC with concealed cistern. Tiled to principal areas. Tiled flooring. Spotlights. Extractor. Shaver point.

### Outside

### Front Garden

Shrubs and path to front door. Path and gated side access to rear garden.

