

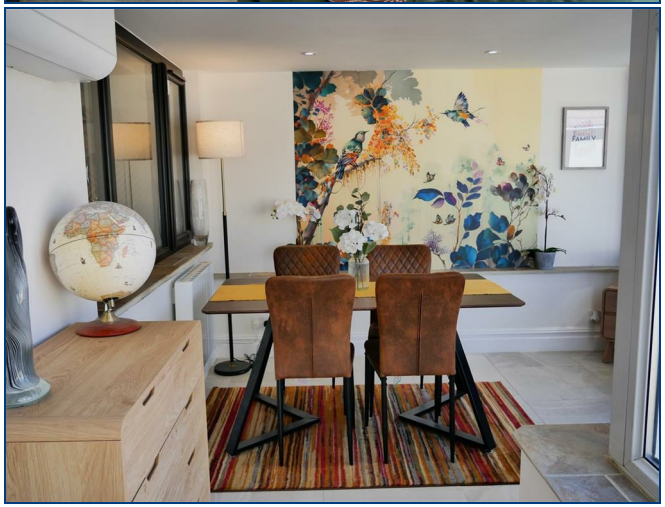
Horsebrook Park, Calne

Asking Price £416,500

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- THREE BEDROOM SEMI-DETACHED
- comprehensive, turn-key upgrades
- GARAGE AND WORKSHOP (34'6 FT)
- LARGE OPEN PLAN LIVING SPACE
- GARDEN ROOM
- BEAUTIFUL LANDSCAPED GARDEN
- FOUR PIECE BATHROOM
- POPULAR SOUTH CALNE LOCATION
- DOUBLE GLAZING & UNDER FLOOR HEATING
- LOG BURNER







6, Horsebrook Park

Impressively renovated three-bedroom family home, beautifully finished to a high standard throughout. Set within a quiet cul-de-sac, the property offers stylish open-plan living, a sleek modern kitchen with high-end fixtures, a lounge area with wood-burning stove, and a generous garden room with space for dining and home working. Upstairs the home offers three generous bedrooms complemented by a modern four-piece family bathroom. The highlight of the home is the south-facing landscaped garden with a timber-framed gazebo for outdoor cooking and entertainment, private driveway parking and a tandem 34'6 ft garage/workshop.

THE HOME
The home has been thoughtfully renovated by the current owner, offering a comprehensive range of turn-key upgrades throughout. The property has been completely rewired and refurbished, with fresh decoration, new carpets and a host of modern improvements.

Further benefits include air-conditioning units and underfloor heating, creating a comfortable and contemporary home that is ready for its new owners to move straight in and enjoy.

LOCATION
Positioned on a generous plot within a quiet cul-de-sac on the popular south side of Calne, the property is ideally located for convenient family living. A nearby ASDA Express on London Road provides everyday essentials, while a choice of local primary and secondary schools are within easy walking distance. The area also offers excellent access to nearby nature trails and scenic countryside walks, perfect for enjoying outdoor pursuits.

ENTRANCE HALL
14' x 4'9 plus staircase (4.27m x 1.45m plus staircase)
Glazed entrance door and window with privacy glass with leaded light effect. Doors open to the kitchen and the dining area. Under stairs store cupboard. Extra cupboard.

OPEN PLAN KITCHEN LIVING AREA
The impressive open-plan main reception space has been thoughtfully designed into distinct areas; the space also benefits from underfloor heating and two wall mounted air-con units Outlined as follows:

KITCHEN BREAKFAST
The sleek contemporary kitchen forms the heart of the room, centred around a stylish island with an integrated sink and induction hob with extractor, complemented by a raised solid wood breakfast bar. The kitchen is exceptionally well equipped, with two integrated electric eye-level ovens, one incorporating a convenient plate-warming drawer. The cabinetry includes a pull-out larder cupboard and discreet bin cupboard. The adjoining utility area provides further practicality with an integrated dishwasher, washing machine and water softener, keeping the main kitchen space streamlined. Bifold doors expand the space into the garden room.

LIVING ROOM
The stylish living area is centred around a chimney breast with an inset log burner. The room provides ample space for multiple sofas and display furniture, making it ideal for both everyday family living and entertaining.

Thoughtfully finished with a range of modern high-specification features, including an in-ceiling speaker system, recessed spotlighting and air conditioning/ heating unit. A glazed internal window overlooking the garden room allows natural light to flow through.

GARDEN ROOM
18'3 x1 2'6 (5.56m x0.30m 0.76m)
A generous garden room with space for dining and home working. French doors open out onto the garden and expand the living space in fine weather. Wall-fitted air-con unit.

FIRST FLOOR LANDING
A bright landing with a window to the front, oak doors opening to the three bedrooms and the family bathroom. There is a loft hatch with a ladder to give access to the fully boarded loft space.

BEDROOM ONE
13'5" x 12'4" (4.11m x 3.78m)
A generous principal bedroom with a window providing a view over the pretty rear garden. There is ample space for a super-king-size bed, side tables, and further bedroom storage furniture to suit. Fitted with carpet, spotlighting, and a ceiling air con unit.

BEDROOM TWO
10'11" x 9 (3.33m x 2.74m)
Space allows for a double bed and further furniture. A window opens over the rear of the home. Fitted with carpet, spotlights and an electric radiator.

BEDROOM THREE
8'3" by 8'8" (2.51m by 2.64m)
A generous single bedroom with a window that looks out over the front garden. The room also benefits from a built-in double wardrobe, newly fitted carpet, electric radiator and spotlighting.

FAMILY BATHROOM
12'4 x 8'7 (3.76m x 2.62m)
Complementing the three bedrooms is the generously proportioned four-piece family bathroom, finished in a contemporary style. The bathroom comprises a separate panel-enclosed bath with a centrally positioned mixer tap, a walk-in shower with modern glass screening, a vanity wash basin and water closet. The space is finished with stylish wall and floor tiling, an electric towel radiator, Bluetooth sensor light mirror, recessed spotlighting and a side-facing window, providing plenty of natural light and ventilation.

EXTERNALS
Outlined in further detail as follows:

REAR GARDEN
Beautifully landscaped and fully enclosed, the sunny rear garden is generous in size and offers an excellent degree of privacy, with new fencing throughout. A paved terrace leads onto a shaped lawn, with multiple seating areas providing versatile spaces for relaxing, dining and entertaining.

A particular feature is the attractive ornamental pond, thoughtfully designed to be exceptionally low maintenance and creating a peaceful, relaxing focal point within the garden. There is a substantial timber-framed covered entertaining area, set on a raised deck and extending over the water. This superb space provides an ideal setting designed for enjoyment throughout the day and into the evening, with a choice of outdoor lighting options creating different atmospheres for entertaining or relaxing. There are multiple external power points, including provision around the BBQ area.

Practical features include a multi-point irrigation system for ease of maintenance. There is also a side gate and a door providing direct access to the Garage/Workshop, making this a fully considered and highly functional outdoor space.

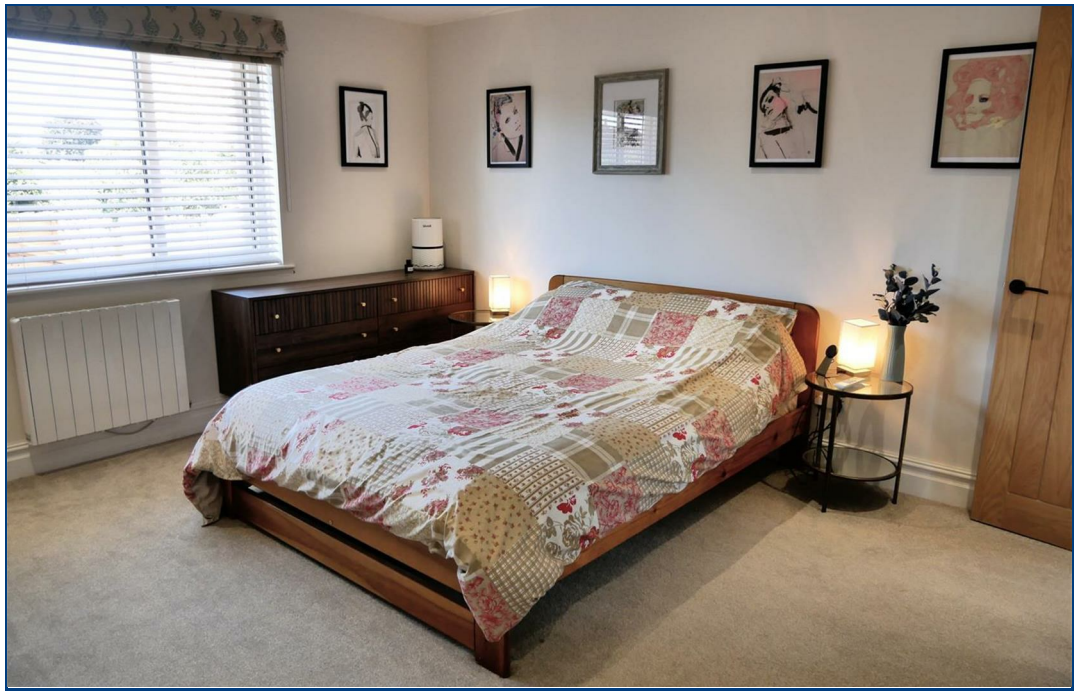
SIDE DRIVE
To the side of the home is the private driveway, which leads to the garage. The drive can accommodate up to three vehicles.

GARAGE
16' x 9'3 (4.88m x 2.82m)
Access is via two timber doors. Inside the garage section is connected to the workshop creating a great level of space

WORKSHOP
18'6 x 8' (5.64m x 2.44m)
Arranged in two sections, ideal for log storage and a workshop. Skylight windows and access from the garden.



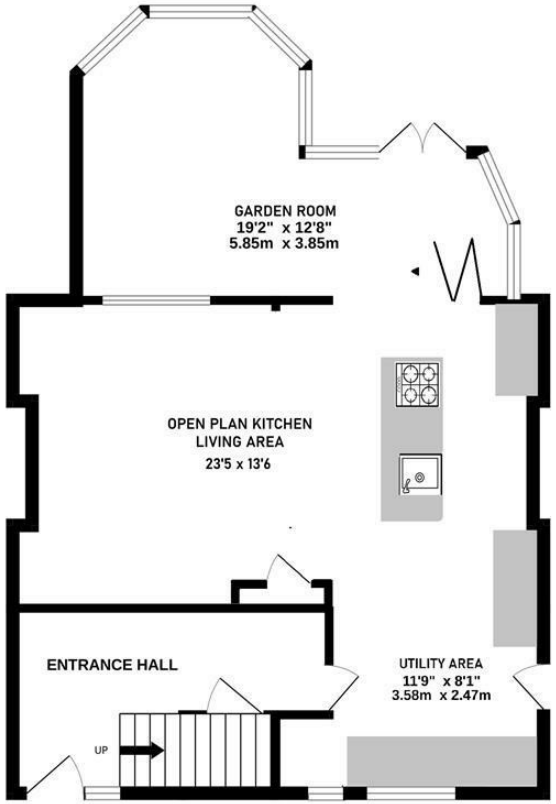




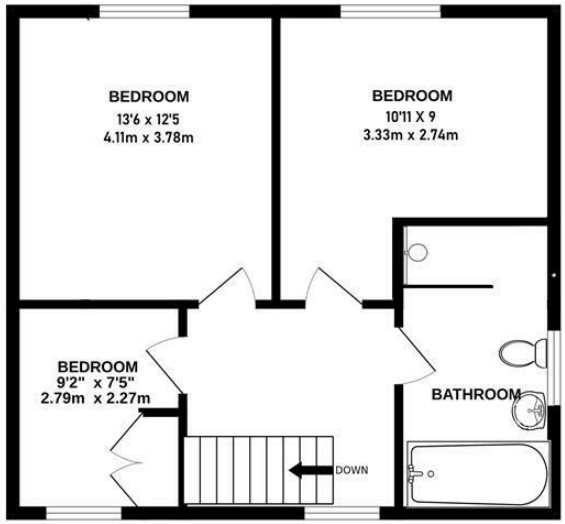




GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx.

Floorplan for identification purposes only
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Directions: For exact location and details on how to view please contact Butfield Breach on 01249 821110

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